

## **SPECIFIC PLAN REFINEMENT**

The Specific Plan Draft that was included in the RFP package was presented as just that: a draft. Since the RFP went out on January 31, 2003, the City of Chino has completed the Specific Plan for the Preserve project, a 5,400-acre mixed-use project immediately to the South and East of College Park. It shares many of the complexities and objectives of College Park.

The City has spent a great deal of time and effort developing The Preserve's Specific Plan language. The following three sections are of particular relevance and interest as they include a good deal of language that the City feels is appropriate to College Park.

- Land Use Designation & Development Standards,
- Design Guidelines
- Administration

The City expects that the College Park Specific Plan will be subject to the same general standards as have been approved at The Preserve.

With the objective of assisting in the effort of refining the Draft and moving the process of turning it into a final document we have attached redrafted portions of text from The Preserve Specific Plan for the sections on Land Use Designation & Development Standards and Administration. We've indicated where they might be inserted into the College Park Specific Plan Draft.

Note that Section 2: Design Guidelines is included in its entirety (pages 205-239) unedited from The Preserve Specific Plan the entire Design Guidelines section The purpose here is to present to prospective developers the City's current expectations which will be applied in refining and completing the design guidelines section of the College Park Specific Plan.

We expect the City to require a comparable level of detail in the development of the Final College Park Specific Plan. We would like to know in general if this level of detail conforms with your expectations for a project of this scale and if not, how you would propose it be changed.

## **LAND USE DESIGNATION AND DEVELOPMENT STANDARDS**

### **INSERT AS SECTION 4.2**

#### **Agriculture/Open Space-Natural (AG/OSN)**

1. Intended character: The Agricultural/Open Space-Natural Land Use Designation is intended to provide for limited agricultural and open space uses, including passive recreation, trails, crop farming, and open space. It is also intended to protect important biological resources found within lands designated AG/OSN from incompatible land uses that could damage these resources. Land uses in AG/OSN designated areas must be compatible and coordinated with the Resource Management Plan, which provides for the protection and enhancement of biological resources.
2. Permitted Land Uses
  - Commercial row, field, tree and nursery crops cultivation in compliance with section 20.11.040.B.1 of the Chino Zoning Ordinance, except that expansions of such crop farming to areas that have not been farmed within the previous 5 years are subject to an Administrative Approval.
  - Continuation of grazing where grazing has occurred within the previous 5 years. Areas where grazing has not occurred within the past 5 years require an Administrative Approval. The Administrative Approval must also comply with any applicable requirements or standards of the Resource Management Plan.
  - Conservation Areas (wildlife/natural habitats and sanctuaries and habitat enhancement areas).
  - Trails.
  - Public infrastructure facilities including but not limited to those necessary for; drainage and flood control including the retention or detention of flood waters and other similar facilities necessary to control downstream erosion; controlling or reducing water runoff pollutants; public communications; facilities necessary to provide for public safety or health.
3. Prohibited Uses
  - Expansions or new dairies, calf nurseries, and other similar intense animal uses.
  - Cemeteries
  - Athletic fields.
  - Auditoriums, Stadiums, and other similar facilities.
  - Golf Courses and miniature golf.
  - Tennis and swimming facilities.
  - All off-road vehicles and motorcycles.
4. Uses Subject to a Special Conditional Use Permit
  - Interpretive Facilities

- Low-intensity public parks and other passive recreation uses provided that they do not negatively impact biological resources.
- Major Communications Facilities as defined by the Chino Zoning Ordinance and in compliance with section 20.09.050.D.9 of the Zoning Ordinance.
- Utility stations and associated equipment buildings.
- Apiaries
- Public recreational facilities owned or controlled by a public agency, provided that they do not negatively impact wildlife and other biological resources. Examples of such facilities include but are not limited to: historic and monument sites; recreational or organizational camps; botanical gardens and arboretums; hunting and fishing clubs. Development shall be subject to the criteria listed below:
- Landscaping plans should minimize any impact on existing native species especially those species that are of high biological value. In addition, restorative landscaping should incorporate indigenous plant materials as a means of mitigating visual impacts associated with the construction of new buildings, structures or other improvements within the zone.
- Buildings, structures and improvements should incorporate designs in which scale, mass, and height respect the undisturbed character of the area. Designs should follow existing topography, blend in with the natural landscape and otherwise minimize their visual prominence.
- The use of herbicides to control or kill vegetation is not permitted.
- Parking lots should be unobtrusive. Designs should minimize impacts by contouring to the natural topography and landscaping with indigenous plant materials. Paving materials should be semi-porous (e.g. crushed granite or gravel) to maximize on-site infiltration. Lighting should be limited to levels safe for pedestrian access.

## 5. Administratively Permitted and Incidental Uses

As allowed by the OS Zone, Section 20.11.030 of the Zoning Ordinance.

## 6. Development Requirements

- Minimum lot size: None.
- Minimum lot width: None.
- Minimum front, side and rear setbacks: None.
- Maximum site coverage: None.
- Maximum building height: 35 ft.
- Setbacks to avoid impacts to biological resources: Additional setbacks for structures or uses may be required if determined by the Director of Community Development to be necessary to ameliorate negative impacts on biological resources that adjoin such structure or use.

## 7. Performance Standards

- The AG/OSN Land Use Designation is located in areas that either have significant biological resources and/or have the potential to negatively affect such resources. A Resource Management Plan (RMP) will be prepared as part of the environmental mitigation program for College Park in order to address and protect these resources. All developments within the AG/OSN designation must comply with the requirements and guidelines of the RMP.

## **Open Space-Recreation (OS-R)**

1. Intended character: The Open Space-Recreation Land Use Designation is intended to establish open space areas for active and passive recreation and to provide protection from environmental hazards.
2. Permitted Land Uses
  - Caretaker quarters.
  - Child daycare associated with a public facility (community center, public park, etc.).
  - Commercial row, field, tree and nursery crops cultivation in compliance with section 20.11.040.B.1 of the Chino Zoning Ordinance.
  - Conservation areas (wildlife/natural habitats, habitat enhancement areas and sanctuaries)
  - Equestrian facilities.
  - Minor Communications Facilities subject to an Administrative Approval as provided in the Chino Zoning Ordinance and in compliance with Section 20.09.050.D.9 of the Zoning Ordinance.
  - Public parks and related facilities (community centers, senior centers, and other community buildings/structures, etc.)
  - Temporary Facilities subject to an Administrative Approval as provided in the Chino Zoning Ordinance and in compliance with Section 20.11.040.B.29 of the Zoning Ordinance. (Includes facilities which do not require the construction /installation of any structures)
  - Public infrastructure facilities including but not limited to those necessary for; drainage and flood control including the retention or detention of flood waters and other similar facilities necessary to control downstream erosion; controlling or reducing water runoff pollutants; public communications; facilities necessary to provide for public safety or health.
3. Prohibited Uses
  - Expansions or new dairies, calf nurseries, and other similar intense animal uses.
4. Uses Subject to a Special Conditional Use Permit
  - Major Communications Facilities as defined by the Chino Zoning Ordinance and in compliance with Section 20.09.050.D.9 of the Zoning Ordinance.
  - Eating places in conjunction with and incidental to permitted or conditionally permitted recreational uses. (Includes restaurants, convenience foods and specialty foods). Alcoholic beverage sales in conjunction with and incidental to eating establishments may be permitted subject to approval of a Special Conditional Use Permit and in compliance with Section 20.11.040.B.22 of the Zoning Ordinance.
  - Sporting and Recreational Camps.
  - Trailer Parks and Campsites.

- RV Storage above the 566' Dam Inundation Elevation.
  - Athletic Fields (For commercial uses, only. Does not include those provided as part of a public park.)
  - Operations, such as pro shops and eating establishments
  - Live entertainment incidental to and in conjunction with another permitted or conditionally permitted use.
  - Skating rinks.
  - Sports and Recreation Centers (private and commercial facilities).
  - Tennis and swimming clubs
  - Employer provided on-site daycare
  - Utility stations and associated equipment buildings
  - Apiaries
  - Cemeteries.
5. Administratively Permitted and Incidental Uses
- As allowed by the OS Zone, Section 20.0110.30 of the Zoning Ordinance.
  - Incidental processing drying & packing of agricultural commodities produced on site.
  - Incidental, seasonal sales stands for row, field, trees & nursery crops produced on site.
6. Prohibited Uses
- Expansions or new dairies, calf nurseries and other similar intense animal uses.
7. Development Requirements
- Minimum lot size: None.
  - Minimum lot width: None.
  - Minimum front, side and rear setbacks: None, unless adjacent to residentially designated property, in which case a minimum of 30 ft. setback shall apply to all structures.
  - Maximum site coverage: None.
  - Maximum building height: 35 ft.
  - Setbacks to avoid impacts to biological resources: Additional setbacks for structures or uses may be required if determined by the Director of Community Development to be necessary to ameliorate negative impacts on biological resources that adjoin such structure or use.

## **INSERT AS SECTION 4.2.1**

### **Transmission Line Easement Overlay (TLO)**

The 200-foot wide Southern California Edison transmission line easement crosses College Park north to south through the property and extends along Edison Avenue between Magnolia Avenue and Central Avenue. The TLO Overlay is co-terminus with the easement.

1. **Intended Character:** To accommodate active and passive recreation uses and the electric transmission line.
2. **Uses Subject to a Special Conditional Use Permit:** The following land uses are allowed within the Transmission Line Overlay with approval of a Special Conditional Use Permit (SCUP), written permission from the property owner of record and written permission from SCE:
  - As specified by the underlying land use designation.
  - Wholesale nurseries.
  - Orchards, vineyards, row crops.
  - Active or passive recreational uses.
  - Equestrian facilities.
  - Fully enclosed storage, except for nursery stock, which may be open.
  - Overflow parking areas in connection with adjacent land uses.
  - Other uses determined to be compatible by the Director of Community Development.
  - The Community Paseo and Open Space system shall be accommodated within the Transmission Line Overlay.
  - Natural habitat conservation areas

## LAND USE DESIGNATION AND DEVELOPMENT STANDARDS

### INSERT AT SECTION 4.4.2 -- replace text after 1st paragraph

#### Estate Residential (ER)

Intended Character: The Estate Residential Land Use Designation is intended to provide a rural residential quality. The predominant development pattern in the Estate Residential Designation should be of single-family, low profile homes set on large lots. Open Space and landscaping should dominate the visual scene. Equestrian uses and trails should be an integral feature in this land use designation.

#### 1. Permitted Land Uses

- a. Single-family residences.
- b. Clustered, single-family residences (dwellings may be on a common lot).
- c. Public parks, senior centers, community centers and similar facilities.
- d. Per the "Permitted Land Uses" for the RD2 zone, Section 20.08.030 of the Zoning Ordinance.

#### 2. Uses Subject to a Special Conditional Use Permit

- a. Per the "Conditionally Permitted Land Uses" for the RD2 zone, Section 20.08.030 of the Zoning Ordinance.
- b. Recreational vehicle storage located in the Edison Easement Overlay.

#### 3. Prohibited Uses

- a. Per the "Not Permitted Land Uses" for the RD2 zone, Section 20.08.030 of the Zoning Ordinance.

#### 4. Administratively Permitted and Incidental Uses

- a. As provided for in the RD2 zone, Section 20.08.030 of the Zoning Ordinance.

#### 5. Development Requirements

- a. Average density: 2 units per adjusted gross acre.
- b. Density range: 1-3 units per adjusted gross acre.
- c. Minimum net lot size:
  1. Single lot products: 12,000 sq. ft. net lot size.
- d. Minimum net project size:
  1. Clustered products: 5-acre net project size with a minimum area of 20,000 sq. ft. per unit.
- e. Minimum lot width (determined at setback line):
  1. Single lot products: 80 ft.
  2. Clustered products: None.
- f. Minimum lot depth:
  1. Single lot products: 100 ft.
  2. Clustered products: None.
- g. Minimum front setbacks (from property line):



1. Single and clustered lot products:
  - i. 25 ft. for habitable structures.
  - ii. 15 ft. for non-enclosed porch.
  - iii. 25 ft. for front-entry garage.
  - iv. 15 ft. side-entry garage.
- h. Minimum side setbacks:
  1. Single and clustered lot products:
    - i. 10 ft. from interior property line to a habitable structure and attached garage.
    - ii. 10 ft. from interior property line to a detached garage in the front half of the lot and 5' to a detached garage in the rear half of the lot.
    - iii. 15 ft. from exterior property line for single lot products and 20 ft. from exterior property line for clustered products
    - iv. 15 ft. from exterior property line to a detached garage in the front half of the lot and 5' for detached garages in the rear half of the lot.
    - v. 5 ft. from any exterior or interior property line for a single-story, non-enclosed porch.
  - i. Minimum rear setbacks:
    1. Single lot products:
      - i. 25 ft. from interior and exterior property line for habitable structures and garages.
    2. Clustered products:
      - i. 25 ft. from interior perimeter property line for habitable structures and garages.
      - ii. 30 ft. from exterior perimeter property line for habitable structures and garages.
  - j. Maximum lot coverage:
    1. Single lot products: 50% lot coverage.
    2. Clustered products:
      - i. No maximum site coverage (See ER6.0 for open space requirements).
  - k. Minimum landscape coverage:
    1. Single lot products:
      - i. None (Note: refer to Chapter 8.50, Real Property Maintenance, of the City of Chino Municipal Code for maintenance standards).
    2. Clustered products:
      - i. None (See ER6.0 for open space requirements).
  - l. Maximum building height:
    1. Single and clustered lot products:
      - i. 35 ft., 2 stories.
      - ii. 15 ft. for detached garages within 15 ft. of property lines unless associated with a secondary unit, in which case the maximum height is 35 ft.
  - m. Minimum livable area:

1. Single lot and clustered products: 3,000 sq. ft.
- n. Minimum building separation:
  1. Single lot products:
    - i. Per Uniform Building Code.
  2. Clustered products:
    - i. 20 ft.
    - ii. 15 ft. for a non-enclosed porch.
- o. Minimum private open space:
  1. Single lot products: Not applicable.
  2. Clustered products:
    - i. A minimum open space amenity of 30% of the site area must be provided. The open space amenity may be devoted to private, common, or public open space. A common or public open space amenity must be part of a planned development, aggregated and contiguous to the residential unit. Clustered open space does not count toward the parks requirement (Quimby Act).
- p. Parking:
  1. Per Chapter 20.14 of the Zoning Ordinance.
- q. Performance standards:
  1. A minimum of 10% of all single-family detached homes within a project shall be one story.
  2. Recreational Vehicle (RV) parking:
    - i. RV parking shall be provided in accordance with the following based upon project density:
      - o In projects with up to 4.5 units per acre: 100% of the units shall provide RV parking.
    - ii. RV parking may be provided in any of the following methods:
      - o On an individual lot by maintaining a minimum 12 ft. unobstructed side yard setback area.
      - o Within an individual neighborhood/project with separate designated parking spaces for RVs in common areas. RV parking that is located off-site is subject to approval of the Director of Community Development provided the applicant demonstrates that there is adequate space to accommodate the RVs of future residents. RV parking facilities may be located off-site within the boundaries of the City of Chino, subject to approval by the Director of Community Development, provided that such facilities have space to accommodate RVs at the ratio required for this land use designation. Such facilities may be provided through a market-rate, for-profit business if the Director of Community Development determines that the applicant/developer has made adequate arrangements to insure such RV spaces will be made available to residents of the development project in question, and that such arrangements include

adequate provisions giving first priority to project residents over other potential RV space renters

3. Garage placement. The intent of the garage placement options is to create a variety in the street scene. Any repetition or excess of use of one garage placement option is not permitted. The impact of repetitive street-front garages on residential neighborhoods can be reduced by 1) varying the garage placement mix within a neighborhood plotting plan, 2) varying the garage door appearance, 3) varying the garage placement from plan to plan, and 4) buffering the view impact of garages and doors by adding optional garage treatments that occur forward of the garage.
  - i. Vary garage placement within neighborhood plotting plan:
    - o Vary garage placement whenever possible by alternating front setbacks.
    - o Alternate plans with different garage types when plotting adjacent homes.
  - ii. Vary garage door appearance:
    - o Vary garage door pattern, windows and/or color as appropriate to individual architectural styles.
    - o Where possible, use two single doors instead of a large one.
    - o Additional garage treatments are encouraged to buffer direct view of the garage door.
  - iii. Vary garage placement from plan to plan. All detached residential units that have garage units on the street must provide a minimum of two of the following five garage placements in each single family detached home neighborhood (exception - all alley loaded):
    - o Shallow recessed. All front facing garages shall be located a minimum of 5 feet behind the front elevation. But in no event will the garage be placed closer than 18 feet from the front property line. Additional garage treatments are encouraged to further reduce the impact of the garage door.
    - o Mid recessed. Design plans that place the garage at varied locations. Mid recessed garages are located 10 feet or more behind the front elevation.
    - o Deep recessed (may be detached). Deep recessed garages are located 20 feet or more behind the front elevation/living space.
    - o Corner with side street entry (may be detached). This garage placement allows the option of entering from the side street, thereby eliminating the garage and driveway from the front face of the house.
    - o Garage forward - limited to a maximum of 30% for front facing and 33% for swing-in (i.e. parallel to the street) of units in each neighborhood (or 1 plan per development). This includes front facing or swing-in garages located forward of living space. (Exception-see 'Combined Alley and Front-Facing Garages' below).

- Forward Swing-In Garage. This garage placement is limited to 40% of homes in single-family detached neighborhoods. Swing-in garages greatly reduce the impact of garage door faces on the streetscape. The resulting front-facing garage wall shall be articulated with the same level of detail as the front façade of the home including windows, trim, etc. Swing-in garages are prohibited on lots less than 53' wide. Swing-in garage doors shall be recessed a minimum of 12" behind the garage wall plane.
- Forward Front facing Garage. This garage placement is limited to 33% of homes in single-family detached neighborhoods. (See individual garage type descriptions for exceptions). Garage doors located forward of the front living space shall be recessed a minimum of 12" behind the garage wall plane.
- Note: If Shallow-Recessed or Mid-Recessed are selected as one of the options, then the other option has to be either Deep-Recessed, Corner with Side Entry, or a Garage Forward option.
- iv. Combined Alley and Front Facing Garages. In individual neighborhoods where two product types are combined using alley and conventional front facing garages together, a maximum of 50% of garages may be located forward of the architecture excepting those that are visible, front or side-on, from public streets. Those visible from public streets shall comply with the otherwise standard 30% maximum garage forward requirement. (See "Vary Garage Placement from plan to plan" above for this requirement).
- v. Detached Garages. Detached garages include deep recessed, corner with side street entry and alley loaded. Detached garages are located toward the rear of the lot behind the primary structure. They are enhanced by applying the same details found on the home. Where front-facing, long driveways should be improved by adding texture, pattern or a 'ribbon' driveway.
- vi. Three or Four Car Garage Placement:
  - Tandem Garage. Constructing the additional car spaces in tandem behind the standard 2-car garage door can reduce the impact on the neighborhood streetscape for three or four car garage.
  - 3-Car Garage Requirements. 3-car garages are limited to:
    - One plan per neighborhood plan package for front facing garages only.
    - Lots that are 7,000 SF or 55 ft. wide or greater.
    - All other standard garage requirements.
    - Only two of the three garage doors may face the front of the house.
  - 4-car Garages. 4-car garages are limited to:
    - One plan per neighborhood plan package for front facing garages only.

- Lots that are 7,000 SF or 55 ft. wide or greater.
  - Only two of the four garage doors may face the front of the house.
  - All other standard garage requirements.
- vii. Other Garage Treatments:
  - Porte Cochere and Garage Door Screening Elements are highly encouraged to reduce or buffer the direct view of garages and garage doors from the sidewalk or street.
  - Porte Cochere. A recessed garage plan with a port cochere creates an additional, partially covered, parking space and an occasional outdoor private space.
  - Garage Door Screening Elements. Install elements such as attached trellises beneath garage roof fascias and/or above garage door header trims. Span the driveway forward of the garage with a gated element or detached overhead trellis.

## **INSERT AT SECTION 4.4.3 (replace entire text)**

### **Low Density Residential (LDR)**

The Low Density Land Use Designation is intended to provide for the development of a variety of single-family detached or attached homes. The intent of this designation is to allow the flexibility to offer a multitude of product types and styles that appeal to a range of market segments, from first-time buyers, to families, to seniors. Typical products include detached and attached single-family homes, clustered residences, condominiums and courtyard products. The intent is to allow a variety of lot configurations, including zero lot line, "Z" lots, and detached condominiums, for both attached and detached homes.

#### **1. Permitted Land Uses**

- a. Single-family residences.
- b. Duplexes.
- c. Dwelling units above garage.
- d. Public parks, senior centers, community centers and similar facilities.
- e. Per the "Permitted Land Uses" for the RD4.5 zone, Section 20.08.030 of the Zoning Ordinance.

#### **2. Uses Subject to a Special Conditional Use Permit**

- a. Per the "Conditionally Permitted Land Uses" for the RD4.5 zone, Section 20.08.030 of the Zoning Ordinance.

#### **3. Prohibited Uses**

- a. Per the "Not Permitted Land Uses" for the RD4.5 zone, Section 20.08.030 of the Zoning Ordinance.

#### **4. Administratively Permitted and Incidental Uses**

- a. As provided in the RD4.5 zone, Section 20.08.030 of the Zoning Ordinance.

#### **5. Development Requirements**

- a. Average density: 4.5 units per adjusted gross acre:
  1. No more than 50% of the units in any project shall be at the average density or any single density. The average density may be based on Master Plan density distributions.
- b. Density range:
  1. 3-6 dwelling units per adjusted gross acre.
- c. Minimum net lot size:
  1. Detached products: 3,600 sq. ft.
- d. Minimum net project size:
  1. Attached and clustered products: 5 acres.
- e. Minimum lot width (determined at setback line):
  1. Detached products: 40 ft.
  2. Attached and clustered products: None.

- f. Minimum lot depth:
  - 1. Detached products: 70 ft. average.
  - 2. Attached and clustered products: None.
- g. Minimum front setbacks (from property line):
  - 1. Single lot, attached and clustered products:
    - i. 10 ft. for habitable structures.
    - ii. 5 ft. for non-enclosed porch.
    - iii. 18 ft. for front-entry garage.
    - iv. 10 ft. for side-entry garage as long as adequate turning radius is provided.
- h. Minimum side setbacks:
  - 1. Single lot, attached and clustered products:
    - i. 5 ft. from interior property line for habitable structures.
    - ii. 10 ft. from exterior property line for habitable structures.
    - iii. 3 ft. for non-enclosed porch.
    - iv. For single lot products: 0 ft. from interior property lines to detached garages in the rear half of the lot. For detached garages in the front half of the lot, 5 ft. from interior property lines and 18 ft. from exterior property lines.
    - v. For attached and clustered products: 0 ft. or a minimum of 5 ft for garages in the rear half of the lot. For detached garages in the front half of the lot, 5 ft. from interior property lines and 18 ft. from exterior property lines.
    - vi. Zero side lot lines are permitted for habitable structures with the allowance for access and drainage easements. A minimum 10 ft. setback is required for the other side yard setback. Other types of easements to allow for reciprocal use of properties may be permitted subject to the approval of the Director of Community Development.
- i. Minimum rear setbacks:
  - 1. Single lot, attached and clustered products:
    - i. 10 ft. from interior property line for habitable structures and garages.
    - ii. 20 ft. from exterior property line for habitable structures and garages.
    - iii. 0 ft. for detached garages with access from front of lot. Garages with habitable living space the setbacks shall be those listed in i and ii above.
    - iv. For garages with rear access, 5 ft. or 20 ft. or more from property line.
- j. Maximum lot coverage:
  - 1. Single lot products: 60% lot coverage.
  - 2. Attached and clustered products: 60% site coverage.
- k. Minimum landscape coverage:
  - 1. Single lot products: None.
  - 2. Attached and clustered products: 20%.
- l. Maximum building height:
  - 1. Single, attached and clustered products: 40 ft, 3 stories.

- i. 15 ft. for detached garages within 15 ft. of property lines unless associated with a secondary unit, in which case 35 ft.
- m. Minimum livable area:
  - 1. Single, attached and clustered products: 1,200 sq. ft.
- n. Minimum building separation:
  - 1. Single, attached and clustered products: As required by UBC.
- o. Minimum private open space:
  - 1. Single lot products: Not applicable.
  - 2. Attached and clustered products:
    - i. 250 sq. ft. shall be provided for each unit for private/ exclusive use of each residence.
- p. Parking:
  - 1. Per Chapter 20.14 of the Zoning Ordinance with the following exception: for the purposes of this Specific Plan, the multi-family parking standard of the Zoning Ordinance applies to a residential development with a density of 8 dwelling units per acre or more. The multi-family parking standard applies when units have been clustered and the development area of the project has a micro-density of 8 dwelling units per acre or more.
- q. Performance standards:
  - 1. A minimum of 10% of all single-family detached homes with a lot size of 5,500 sq. ft. or more within a project shall be one story. A minimum of 15% of all attached for sale homes shall be single story (ground floor).
  - 2. Recreational Vehicle (RV) parking:
    - i. RV parking shall be provided in the following manner based upon the following project density:
      - o Up to 4.5 units per acre: 100% of units must provide RV parking.
      - o Greater than 4.5 units per acre: 15% of units must provide RV parking.
    - ii. RV parking may be provided in any of the following methods:
      - o On an individual lot by maintaining a minimum 12 ft. unobstructed side yard setback area.
      - o Within an individual neighborhood/ project with separate designated parking spaces for RVs in common areas.
      - o RV parking facilities may be located off-site within the boundaries of the City of Chino, subject to approval by the Director of Community Development, provided that such facilities have space to accommodate RVs at the ratio required for this land use designation. Such facilities may be provided through a market-rate, for-profit business if the Director of Community Development determines that the applicant/ developer has made adequate arrangements to insure such RV spaces will be made available to residents of the development project in question, and that such arrangements include adequate provisions giving first priority to project residents over other potential RV space renters.



3. Garage placement. The intent of the garage placement options is to create a variety in the street scene. Any repetition or excess of use of one garage placement option is not permitted. The impact of repetitive street-front garages on residential neighborhoods can be reduced by 1) varying the garage placement mix within a neighborhood plotting plan, 2) varying the garage door appearance, 3) varying the garage placement from plan to plan, and 4) buffering the view impact of garages and doors by adding optional garage treatments that occur forward of the garage.
- i. Vary garage placement within neighborhood plotting plan:
    - o Vary garage placement whenever possible by alternating front setbacks.
    - o Alternate plans with different garage types when plotting adjacent homes.
  - ii. Vary garage door appearance:
    - o Vary garage door pattern, windows and/or color as appropriate to individual architectural styles.
    - o Where possible, use two single doors instead of a large one.
    - o Additional garage treatments are encouraged to buffer direct view of the garage door.
  - iii. Vary garage placement from plan to plan. All detached residential units that have garage units on the street must provide a minimum of two of the following five garage placements in each single family detached home neighborhood (exception - all alley loaded):
    - o Shallow recessed. All front facing garages shall be located a minimum of 5 feet behind the front elevation/ living space. But in no event the garage will be placed closer than 18 feet from property line. Additional garage treatments are encouraged to further reduce the impact of the garage door.
    - o Mid recessed. Design plans that place the garage at varied locations. Mid recessed garages are located 10 feet or more behind the front elevation/living space.
    - o Deep recessed (may be detached). Deep recessed garages are located 20 feet or more behind the front elevation/living space.
    - o Corner with side street entry (may be detached). This garage placement allows the option of entering from the side street, thereby eliminating the garage and driveway from the front face of the house.
    - o Garage forward – limited to a maximum of 30% for front facing and 33% for swing-in (i.e. parallel to the street) of units in each neighborhood (or 1 plan per development). This includes front facing or swing-in garages located forward of living space. (Exception-see ‘Combined Alley and Front-Facing Garages’ below).
      - Forward Swing-In Garage. This garage placement is limited to 40% of homes in single-family detached neighborhoods. Swing-in ga-

rages greatly reduce the impact of garage door faces on the streetscape. The resulting front-facing garage wall shall be articulated with the same level of detail as the front façade of the home including windows, trim, etc. Swing-in garages are prohibited on lots less than 53' wide. Swing-in garage doors shall be recessed a minimum of 12" behind the garage wall plane.

- Forward Front facing Garage. This garage placement is limited to 33% of homes in single-family detached neighborhoods. (See individual garage type descriptions for exceptions) The minimum garage setbacks (as stated in the "Setbacks" section of this document) shall be maintained. Garage doors located forward of the front living space shall be recessed a minimum of 12" behind the garage wall plane.
- Note: If Shallow-Recessed or Mid-Recessed are selected as one of the options, then the other option has to be either Deep-Recessed, Corner with Side Entry, or a Garage Forward option.
- iv. Combined Alley and Front Facing Garages. In individual neighborhoods where two product types are combined using alley and conventional front facing garages together, a maximum of 50% of garages may be located forward of the architecture excepting those that are visible, front or side-on, from public streets. Those visible from public streets shall comply with the otherwise standard 30% maximum garage forward requirement. (See "Vary Garage Placement from plan to plan" above for this requirement).
- v. Detached Garages. Detached garages include deep recessed, corner with side street entry and alley loaded. Detached garages are located toward the rear of the lot behind the primary structure. They are enhanced by applying the same details found on the home. Where front-facing, long driveways should be improved by adding texture, pattern or a 'ribbon' driveway.
- vi. Three or Four Car Garage Placement:
  - Tandem Garage. Constructing the additional car spaces in tandem behind the standard 2-car garage door can reduce the impact on the neighborhood streetscape for three or four car garage.
  - 3-Car Garage Requirements. 3-car garages are limited to:
    - One plan per neighborhood plan package for front facing garages only.
    - Lots that are 7,000 SF or 55 ft. wide or greater.
    - All other standard garage requirements.
    - Only two of the three garage doors may face the front of the house.
  - 4-car Garages. 4-car garages are limited to:
    - One plan per neighborhood plan package.
    - Lots that are 7,000 SF or 55 ft. wide or greater.

- Only two of the four garage doors may face the front of the house.
  - All other standard garage requirements.
- vii. Other Garage Treatments:
- Porte Cochere and Garage Door Screening Elements are highly encouraged to reduce or buffer the direct view of garages and garage doors from the sidewalk or street.
  - Porte Cochere. A recessed garage plan with a port cochere creates an additional, partially covered, parking space and an occasional outdoor private space.
  - Garage Door Screening Elements. Install elements such as attached trellises beneath garage roof fascias and/or above garage door header trims. Span the driveway forward of the garage with a gated element or detached overhead trellis.
- viii. The following are other potential alternative garage placements:
- Alley loaded garages.
  - Split garages 1 & 1 with one space front-loaded and one rear loaded.
  - Courtyards or driveways providing multiple unit access (does not include “flag” lot access)
  - Straight-in 2 garages with 2 single car garage doors recessed a minimum of 8 inches from the adjacent wall plane with landscaping in the driveway.
  - Neighborhood design utilizing short block lengths (less than 10 homes in a row) or other solutions to break-up long rows of garages fronting on the street.
  - Access from alleys or private driveways shall meet the intent of this requirement.
  - Other innovative solutions shall be considered to meet the intent of alternative garage placements with the approval of the Director of Community Development.
- ix. Roll-up garage doors with automatic openers are required for all driveways having a depth of less than 18 ft., including alley-loaded garages.

#### **INSERT AT SECTION 4.4.4 (replace entire text)**

### **Medium Density Residential (MDR)**

Intended Character: The Medium Density Residential Land Use Designation is intended to provide for the development of a wide range of product types, from small-lot single-family detached/attached to multi-family residential dwellings. The intent is to accommodate a multitude of product types and styles that appeal to a range of market segments, from first-time buyers, to families, to seniors. The development standards allow a variety of densities and styles yet maintain the overall limits on the total number of dwelling units. Typical products include for sale and rent detached residences, duplexes, townhomes, clustered residences, courtyard products, pocket lots, postage stamp lots (detached condominium) and condominiums. The intent is to allow a variety of lot configurations including zero lot line, "Z" lots and detached condominiums.

#### **1. Permitted Land Uses**

- a. Single-family residences.
- b. Multi-family residences.
- c. Dwelling units above garage.
- d. Public parks, senior centers, community centers and similar facilities.
- e. Per the "Permitted Land Uses" for the RD8 zone, Section 20.08.030 of the Zoning Ordinance.

#### **2. Uses Subject to a Special Conditional Use Permit**

- a. Per the "Conditionally Permitted Land Uses" for the RD8 zone, Section 20.08.030 of the Zoning Ordinance.
- b. Hospitals and medical related facilities.
- c. Recreational vehicle storage located in the transmission line easement overlay.

#### **3. Prohibited Uses**

- a. Per the "Not Permitted Land Uses" for the RD8 zone, Section 20.08.030 of the Zoning Ordinance.

#### **4. Administratively Permitted and Incidental Uses**

- a. As provided in the RD8 zone, Section 20.08.030 of the Zoning Ordinance.

#### **5. Development Requirements**

- a. Average density: 9 units per adjusted gross acre:
  1. No more than 50% of the units in any project shall be at the average density or any single density. The average density may be based on Master Plan density distributions.
- b. Density range: 6-12 units per adjusted gross acre. As stated in the performance standards, the density range can be changed to 6-14 units per acre with an approved master plan on an area of at least 60 acres.
- c. Minimum net lot size:

1. Detached products: None.
- d. Minimum net project size:
  1. Detached, attached and clustered products: 5 acres.
- e. Minimum lot width (determined at setback line):
  1. Single, attached and clustered products: None.
- f. Minimum lot depth:
  1. Single, attached and clustered products: None.
- g. Minimum front setbacks (from property line):
  1. Detached, attached and clustered products:
    - i. 10 ft. for habitable structure.
    - ii. 5 ft. for non-enclosed porch.
    - iii. 18 ft. from property line for front-entry garage.
    - iv. 5 ft. for side-entry garage as long as adequate turning radius is provided.
- h. Minimum side setbacks:
  1. Detached products.
    - i. 3 ft. from interior property line for habitable structures.
    - ii. 10 ft. from exterior property line for habitable structures.
    - iii. 3 ft. for non-enclosed porch.
    - iv. 0 ft. for detached 1 to 2 car garages or 5 ft. for 3 and up car garages located in the rear half of the lot.
    - v. 3 ft. from interior property line for detached garages, including habitable space above a garage, in the front half of the lot.
    - vi. 10 ft. from exterior property line for detached garages.
    - vii. Zero side setbacks are permitted for habitable structures with the allowance for access and drainage easements. A minimum 6 ft. setback is required for the other side yard setback. Other types of easements to allow for reciprocal use of properties may be permitted subject to the approval of the Director of Community Development.
  2. Attached and clustered products:
    - i. 10 ft. from interior and exterior property line for habitable structures. 3 ft. from interior property line for duplexes.
    - ii. 3 ft. for non-enclosed porch.
    - iii. 0 ft. for detached 1 to 2 car garages or 5 ft. for 3 and up car garages located in the rear half of the lot. For detached garages in the front half of the lot 10 ft. from interior and exterior property lines.
    - iv. Zero side lot lines are permitted for habitable structures with the allowance for access and drainage easements. A minimum 6 ft. setback is required for the other side yard setback. Other types of easements to allow for reciprocal use of properties may be permitted subject to the approval of the Director of Community Development.

- i. Minimum rear setbacks:
  - 1. Detached products:
    - i. 10 ft. from interior property line for habitable structures.
    - ii. 15 ft. from exterior property line for habitable structures.
    - iii. 0 ft. for detached garages with access from front of lot, except the setback for garages with habitable living space shall be the same as those listed in I and ii above.
    - iv. For garages with rear access, 5 ft. or 20 ft. or more from property line.
  - 2. Attached and clustered products:
    - i. 15 ft. from interior property line for habitable structures.
    - ii. 15 ft. from exterior property line for habitable structures.
    - iii. 0 ft. for detached garages with access from front of lot.
    - iv. For garages with rear access, 5 ft. or 20 ft. or more from property line.
- j. Maximum lot coverage (permanent structures only):
  - 1. Detached products: 70% lot coverage.
  - 2. Attached and clustered products: 70% maximum site coverage.
- k. Minimum landscape coverage:
  - 1. Detached products: None.
  - 2. Attached and clustered products: 30%, which may include the common open space areas.
- l. Maximum building height:
  - 1. Detached, attached and clustered products:
    - i. 40 ft., 3 stories.
    - ii. 15 ft. for detached garages within 15 ft. of property lines unless associated with a secondary unit, in which case the height is 35 ft.
- m. Minimum livable area:
  - 1. Detached products: 1,000 sq. ft.
  - 2. Attached and clustered products: 650 sq. ft. for one bedroom/studio and 800 sq. ft. for two or more bedrooms.
- n. Minimum building separation:
  - 1. Detached, attached and clustered products: As required by UBC except that a minimum 10 ft. setback is required for more than 3 attached units and amenities.
- o. Minimum private open space:
  - 1. Detached products with density of 8 units per acre or less: No specific requirement but must comply with residential design guidelines.
  - 2. Detached, attached and clustered products with a density of more than 8 units per acre per Section 20.08.050. (D) (4)(b and c) of the Zoning Ordinance.
- p. Parking:
  - 1. Per Chapter 20.14 of the Zoning Ordinance with the following exception: for purposes of this Specific Plan, the multi-family parking standard of the Zoning Ordinance applies to all residential development with a density of 8

dwelling units per acre or more. The multi-family parking standard also applies when units have been clustered and the developed area of the project has a micro-density of 8 dwelling units per acre or more.

q. Performance standards:

1. A minimum of 15% of all attached “for sale” homes within a project shall be single story (ground floor) units.
2. Recreational Vehicle (RV) parking shall be provided in the following manner, based on project density:
  - Up to 4.5 units per acre: 100% of units must provide RV parking.
  - 4.5-8 units per acre: 15% of units must provide RV parking.
  - Single-family detached projects greater than 8 units per acre: 5% of units must provide RV parking.
  - Multi-family projects greater than 8 units per acre: 0% of units must provide RV parking.
- i. RV parking may be provided in any of the following methods:
  - On an individual lot by maintaining a minimum 12 ft. unobstructed side yard setback area.
  - Within an individual neighborhood/ project with separate designated parking spaces for RVs in common areas. RV parking that is located off-site is subject to approval of the Director of Community Development provided the applicant demonstrates that there is adequate space to accommodate the RVs of future residents. Such facilities may be provided through a market-rate, for-profit business if the Director of Community Development determines that the applicant/ developer has made adequate arrangements to insure such RV spaces will be made available to residents of the development project in question, and that such arrangements include adequate provisions giving first priority to project residents over other potential RV space renters
3. Garage placement. The intent of the garage placement options is to create a variety in the street scene. Any repetition or excess of use of one garage placement option is not permitted. The impact of repetitive street-front garages on residential neighborhoods can be reduced by 1) varying the garage placement mix within a neighborhood plotting plan, 2) varying the garage door appearance, 3) varying the garage placement from plan to plan, and 4) buffering the view impact of garages and doors by adding optional garage treatments that occur forward of the garage.
  - i. Vary garage placement within neighborhood plotting plan:
    - Vary garage placement whenever possible by alternating front setbacks.
    - Alternate plans with different garage types when plotting adjacent homes.
  - ii. Vary garage door appearance:

- Vary garage door pattern, windows and/or color as appropriate to individual architectural styles.
  - Where possible, use two single doors instead of a large one.
  - Additional garage treatments are encouraged to buffer direct view of the garage door.
- iii. Vary garage placement from plan to plan. All detached residential units that have garage units on the street must provide a minimum of two of the following five garage placements in each single family detached home neighborhood (exception - all alley loaded):
- Shallow recessed. All front facing garages shall be located a minimum of 5 feet behind the front elevation/ living space. But in no event the garage will be placed closer than 18 feet from property line. Additional garage treatments are encouraged to further reduce the impact of the garage door.
  - Mid recessed. Design plans that place the garage at varied locations. Mid recessed garages are located 10 feet or more behind the front elevation/living space.
  - Deep recessed (may be detached). Deep recessed garages are located 20 feet or more behind the front elevation/living space.
  - Corner with side street entry (may be detached). This garage placement allows the option of entering from the side street, thereby eliminating the garage and driveway from the front face of the house.
  - Garage forward – limited to a maximum of 30% for front facing and 33% for swing-in (i.e., parallel to the street) of units in each neighborhood (or 1 plan per development). This includes front facing or swing-in garages located forward of living space. (Exception-see ‘Combined Alley and Front-Facing Garages’ below).
    - Forward Swing-In Garage. This garage placement is limited to 40% of homes in single-family detached neighborhoods. Swing-in garages greatly reduce the impact of garage door faces on the streetscape. The resulting front-facing garage wall shall be articulated with the same level of detail as the front façade of the home including windows, trim, etc. Swing-in garages are prohibited on lots less than 53’ wide. Swing-in garage doors shall be recessed a minimum of 12” behind the garage wall plane.
    - Forward Front facing Garage. This garage placement is limited to 33% of homes in single-family detached neighborhoods. (See individual garage type descriptions for exceptions) The minimum garage setbacks (as stated in the “Setbacks” section of this document) shall be maintained. Garage doors located forward of the front living space shall be recessed a minimum of 12” behind the garage wall plane.



- Note: If Shallow-Recessed or Mid-Recessed are selected as one of the options, then the other option has to be either Deep-Recessed, Corner with Side Entry, or a Garage Forward option.
- iv. Combined Alley and Front Facing Garages. In individual neighborhoods where two product types are combined using alley and conventional front facing garages together, a maximum of 50% of garages may be located forward of the architecture excepting those that are visible, front or side-on, from public streets. Those visible from public streets shall comply with the otherwise standard 30% maximum garage forward requirement. (See “Vary Garage Placement from plan to plan” above for this requirement).
- v. Detached Garages. Detached garages include deep recessed, corner with side street entry and alley loaded. Detached garages are located toward the rear of the lot behind the primary structure. They are enhanced by applying the same details found on the home. Where front-facing, long driveways should be improved by adding texture, pattern or a ‘ribbon’ driveway.
- vi. Three or Four Car Garage Placement:
  - Tandem Garage. Constructing the additional car spaces in tandem behind the standard 2-car garage door can reduce the impact on the neighborhood streetscape for three or four car garage.
  - 3-Car Garage Requirements. 3-car garages are limited to:
    - One plan per neighborhood plan package for front facing garages only.
    - Lots that are 7,000 SF or 55 ft. wide or greater.
    - All other standard garage requirements.
    - Only two of the three garage doors may face the front of the house.
- vii. Other Garage Treatments:
  - Porte Cochere and Garage Door Screening Elements are highly encouraged to reduce or buffer the direct view of garages and garage doors from the sidewalk or street.
  - Porte Cochere. A recessed garage plan with a port cochere creates an additional, partially covered, parking space and an occasional outdoor private space.
  - Garage Door Screening Elements. Install elements such as attached trellises beneath garage roof fascias and/or above garage door header trims. Span the driveway forward of the garage with a gated element or detached overhead trellis.
- viii. The following are other potential alternative garage placements:
  - Alley loaded garages.
  - Split garages 1 & 1 with one space front-loaded and one rear loaded.
  - Courtyards or driveways providing multiple unit access (does not include “flag” lot access)

- Straight-in 2 garages with 2 single car garage doors recessed a minimum of 8 inches from the adjacent wall plane with landscaping in the driveway.
  - Neighborhood design utilizing short block lengths (less than 10 homes in a row) or other solutions to break-up long rows of garages fronting on the street.
  - Access from alleys or private driveways shall meet the intent of this requirement.
  - Other innovative solutions shall be considered to meet the intent of alternative garage placements with the approval of the Director of Community Development.
- ix. Roll-up garage doors with automatic openers are required for all driveways with a depth of less than 18 ft., including alley-loaded garages.
4. With approval of a master plan, as described in the Administration section of this plan, the density range may be broadened from 6 to 12 units per acre to 6 to 14 units per acre. However, the average density (9 units per acre) must be maintained. In order to be considered for this option, the project must be a minimum of 60 acres.

**INSERT AT SECTION 4.4.5 (replace text through Paragraph 5A, retain existing 5B to end)**

## **High Density Residential (HDR)**

- The High Density Residential Land Use Designation is intended to provide for the development of a variety of multi-family residential dwellings. The intent is to allow the flexibility to offer a multitude of product types and styles that appeal to a range of market segments, from first-time buyers, to families, to seniors. Flexibility is provided in the development standards to both allow a variety of densities and styles while maintaining the overall limits on the total number of dwelling units. Typical products include for sale and rent attached residences, apartments, duplexes, townhomes, clustered, courtyard, flats, pocket lots, postage stamp lots and condominiums. The intent is to allow a variety of lot configurations including zero lot line, “Z” lots.
- 

### **1. Permitted Land Uses**

- a. Multi-family residences.
- b. Single-family residences including dwelling units above the garage.
- c. Public parks, senior centers, community centers and similar facilities.
- d. Attached and detached units per the “Permitted Land Uses” for the RD12 zone, Section 20.08.030 of the Zoning Ordinance.

### **2. Uses Subject to a Special Conditional Use Permit**

- a. Per the “Conditionally Permitted Land Uses” for the RD12 zone, Section 20.08.030 of the Zoning Ordinance.
- b. Hospitals.

### **3. Prohibited Uses**

- a. Per the “Not Permitted Land Uses” for the RD12 zone, Section 20.08.030 of the Zoning Ordinance.

### **4. Administratively Permitted and Incidental Uses**

- a. Per the “Permitted Land Uses” for the RD12 zone, Section 20.08.030 of the Zoning Ordinance.

### **5. Development Requirements**

- a. Average density: up to 20 units per adjusted gross acre:
- b. Density range: 12-20 units per adjusted gross acre.
- c. Minimum net lot size:
  - 1. Detached, attached and clustered products: None.
- d. Minimum net project size:
  - 1. Detached, attached and clustered products: 3 acres.

- e. Minimum lot width (determined at setback line):
  - 1. Detached, attached and clustered products: None.
- f. Minimum lot depth:
  - 1. Detached, attached and clustered products: None.
- g. Minimum front setbacks (from property line):
  - 1. Detached, attached and clustered products:
    - i. 10 ft. for habitable structure.
    - ii. 5 ft. for non-enclosed porch.
    - iii. Maximum 5 ft. or greater than 18 ft. from property line for front-entry garage.
    - iv. 3 ft. for side-entry garage as long as adequate turning radius is provided.
- h. Minimum side setbacks:
  - 1. Detached products:
    - i. 3 ft. from interior property line for habitable structures and detached garages in front half of the lot.
    - ii. 10 ft. from exterior property line for habitable structures and detached garages in front half of the lot.
    - iii. 3 ft. for non-enclosed porch.
    - iv. 0 ft. for detached 1 to 3 car garages or 3 ft. for 4 or more car garages.
    - v. Zero side lot lines are permitted for habitable structures with the allowance for access and drainage easements. A minimum 6 ft. setback is required for the other side yard setback. Other types of easements to allow for reciprocal use of properties may be permitted subject to the approval of the Director of Community Development.
  - 2. Attached and clustered products:
    - i. 15 ft. from interior property line for habitable structures and detached garages in front half of the lot. 3 ft. from interior property line for duplexes or triplexes.
    - ii. 10 ft. from exterior property line for habitable structures and detached garages in front half of the lot.
    - iii. 15 ft. for non-enclosed porch.
- i. Minimum rear setbacks:
  - 1. Detached products:
    - i. 10 ft. from interior property line for habitable structures.
    - ii. 15 ft. from exterior property line for habitable structures.
    - iii. 0 ft. for detached garages with access from front of lot.
    - iv. For garages with rear access, 5 ft. or 20 ft or more.
  - 2. Attached and clustered products:
    - i. 15 ft. from interior and exterior property line for habitable structures. 10 ft. from interior property line for duplexes.
    - ii. 0 ft. for detached garages with access from front of lot.
    - iii. For garages with rear access, 5 ft. or 20 ft or more.

- j. Maximum lot coverage (permanent structures only):
  - 1. Detached products: 80% lot coverage.
  - 2. Attached and clustered products: None although projects must comply with the residential design guidelines and other guidelines that may be applicable to the site.
- k. Minimum landscape coverage:
  - 1. Detached products: None although projects must comply with the residential design guidelines and other guidelines that may be applicable to the site.
  - 2. Attached and clustered products: 20%.
- l. Maximum building height:
  - 1. Detached products:
    - i. 40 ft., 3 stories.
    - ii. 15 ft. for detached garages within 15 ft. of property lines unless associated with a dwelling unit, in which case the height is 35 ft.
  - 2. Attached and clustered products:
    - i. 45 ft., 3 stories plus a loft.
    - ii. 15 ft. for detached garages within 15 ft. of property lines unless associated with a secondary unit, in which case the height is 35 ft.
- m. Minimum livable area:
  - 1. Detached products: 1,000 sq. ft.
  - 2. Attached and clustered products: 650 sq. ft. for one bedroom/studio and 800 sq. ft. for two or more bedrooms.
- n. Minimum building separation:
  - 1. Detached, attached and clustered products: As required by UBC except a 10 ft. minimum separation is required for buildings with 3 or more dwelling units.
- o. Minimum private open space:
  - 1. Detached products: Not applicable.
  - 2. Attached and clustered products:
    - i. Per Section 20.08.050. (D)(4)(b and c) of the Zoning Ordinance.
- p. Parking:
  - 1. Per Chapter 20.14 of the Zoning Ordinance with the following exception: for the purposes of this Specific Plan, the multi-family parking standard of the Zoning Ordinance applies to all residential development with a density of 8 dwelling units per acre or more. The multi-family parking standard also applies when units have been clustered and the developed area of the project has a micro-density of 8 dwelling units per acre or more.
- q. Performance standards:
  - 1. Recreational Vehicle (RV) parking shall be provided in the following manner, based on project density:
    - o Up to 4.5 units per acre: 100% of units must provide RV parking.
    - o 4.5-8 units per acre: 15% of units must provide RV parking.

- Single-family detached projects greater than 8 units per acre: 5% of units must provide RV parking.
  - Multi-family projects greater than 8 units per acre: 0% of units must provide RV parking.
- i. RV parking may be provided in any of the following methods:
  - On an individual lot by maintaining a minimum 12 ft. unobstructed side yard setback area.
  - Within an individual neighborhood/ project with separate designated parking spaces for RVs in common areas. RV parking that is located off-site is subject to approval of the Director of Community Development provided the applicant demonstrates that there is adequate space to accommodate the RVs of future residents. Such facilities may be provided through a market-rate, for-profit business if the Director of Community Development determines that the applicant/ developer has made adequate arrangements to insure such RV spaces will be made available to residents of the development project in question, and that such arrangements include adequate provisions giving first priority to project residents over other potential RV space renters
- 2. Garage placement. The intent of the garage placement options is to create a variety in the street scene. Any repetition or excess of use of one garage placement option is not permitted. The impact of repetitive street-front garages on residential neighborhoods can be reduced by 1) varying the garage placement mix within a neighborhood plotting plan, 2) varying the garage door appearance, 3) varying the garage placement from plan to plan, and 4) buffering the view impact of garages and doors by adding optional garage treatments that occur forward of the garage.
  - i. Vary garage placement within neighborhood plotting plan:
    - Vary garage placement whenever possible by alternating front setbacks.
    - Alternate plans with different garage types when plotting adjacent homes.
  - ii. Vary garage door appearance:
    - Vary garage door pattern, windows and/or color as appropriate to individual architectural styles.
    - Where possible, use two single doors instead of a large one.
    - Additional garage treatments are encouraged to buffer direct view of the garage door.
  - iii. Vary garage placement from plan to plan. All detached residential units that have garage units on the street must provide a minimum of two of the following five garage placements in each single family detached home neighborhood (exception - all alley loaded):

- Shallow recessed. All front facing garages shall be located a minimum of 5 feet behind the front elevation/ living space. But in no event the garage will be placed closer than 18 feet from property line. Additional garage treatments are encouraged to further reduce the impact of the garage door.
- Mid recessed. Design plans that place the garage at varied locations. Mid recessed garages are located 10 feet or more behind the front elevation/living space.
- Deep recessed (may be detached). Deep recessed garages are located 20 feet or more behind the front elevation/living space.
- Corner with side street entry (may be detached). This garage placement allows the option of entering from the side street, thereby eliminating the garage and driveway from the front face of the house.
- Garage forward – limited to a maximum of 30% for front facing and 33% for swing-in (i.e., parallel to the street) of units in each neighborhood (or 1 plan per development). This includes front facing or swing-in garages located forward of living space. (Exception-see ‘Combined Alley and Front-Facing Garages’ below).
  - Forward Swing-In Garage. This garage placement is limited to 40% of homes in single-family detached neighborhoods. Swing-in garages greatly reduce the impact of garage door faces on the streetscape. The resulting front-facing garage wall shall be articulated with the same level of detail as the front façade of the home including windows, trim, etc. Swing-in garages are prohibited on lots less than 53’ wide. Swing-in garage doors shall be recessed a minimum of 12” behind the garage wall plane.
  - Forward Front facing Garage. This garage placement is limited to 33% of homes in single-family detached neighborhoods. (See individual garage type descriptions for exceptions) The minimum garage setbacks (as stated in the “Setbacks” section of this document) shall be maintained. Garage doors located forward of the front living space shall be recessed a minimum of 12” behind the garage wall plane.
- Note: If Shallow-Recessed or Mid-Recessed are selected as one of the options, then the other option has to be either Deep-Recessed, Corner with Side Entry, or a Garage Forward option.
- iv. Combined Alley and Front Facing Garages. In individual neighborhoods where two product types are combined using alley and conventional front facing garages together, a maximum of 50% of garages may be located forward of the architecture excepting those that are visible, front or side-on, from public streets. Those visible from public streets shall comply with the otherwise standard 30% maximum

garage forward requirement. (See “Vary Garage Placement from plan to plan” above for this requirement).

- v. Detached Garages. Detached garages include deep recessed, corner with side street entry and alley loaded. Detached garages are located toward the rear of the lot behind the primary structure. They are enhanced by applying the same details found on the home. Where front-facing, long driveways should be improved by adding texture, pattern or a ‘ribbon’ driveway.
- vi. Other Garage Treatments:
  - o Porte Cochere and Garage Door Screening Elements are highly encouraged to reduce or buffer the direct view of garages and garage doors from the sidewalk or street.
  - o Porte Cochere. A recessed garage plan with a port cochere creates an additional, partially covered, parking space and an occasional outdoor private space.
  - o Garage Door Screening Elements. Install elements such as attached trellises beneath garage roof fascias and/or above garage door header trims. Span the driveway forward of the garage with a gated element or detached overhead trellis.
- vii. The following are other potential alternative garage placements:
  - o Alley loaded garages.
  - o Split garages 1 & 1 with one space front-loaded and one rear loaded.
  - o Courtyards or driveways providing multiple unit access (does not include “flag” lot access)
  - o Straight-in 2 garages with 2 single car garage doors recessed a minimum of 8 inches from the adjacent wall plane with landscaping in the driveway.
  - o Neighborhood design utilizing short block lengths (less than 10 homes in a row) or other solutions to break-up long rows of garages fronting on the street.
  - o Access from alleys or private driveways shall meet the intent of this requirement.
  - o Other innovative solutions shall be considered to meet the intent of alternative garage placements with the approval of the Director of Community Development.
- viii. Roll-up garage doors with automatic openers are required for all driveways with a depth of less than 18 ft., including alley-loaded garages.



## **INSERT AS SECTION 4.4.7 (new section)**

### **General Residential Requirements**

The following regulations apply to all residential land use districts and projects except as modified by this Specific Plan. The following equivalent zone districts of the Zoning Ordinance shall correspond to land use designations in The College Park Specific Plan:

- ER=RD2
- LDR=RD 4.5
- MDR=RD 8
- HDR=RD 12

The requirements of the zone districts shall apply to equivalent land use designations in The Specific Plan except as otherwise specified.

GRD1 Development Regulations per Section 20.08.050 of the Zoning Ordinance include:

- a. Exceptions to General Regulations, Section 20.08.050 (B).
- b. General design requirements, Section 20.08.050(C).
- c. Development regulations for specific uses, Section 20.08.050(D).

GRD2 Land Use Regulations per Section 20.08.040 of the Zoning Ordinance, specifically including:

- a. General requirements.
- b. Requirements for specific uses.
- c. Table 20.08.4 of the Zoning Ordinance.
- d. Development regulations for accessory buildings or structures.
- e. Chapter 20.13, Walls, Fences and Obstructions, as applicable to residential development.

GRD3 Density Bonus/ Affordable Housing

- a. Per Section 20.08.070 of the Zoning Ordinance.

GRD4 Home Finding Center(s).

Home Finding Centers are long-term, but temporary, home sales centers. These are not models but an office used for assistance and sales. Home Finding Centers are permitted administratively with approval by the Director of Community Development during review of tract maps. The duration, location, required parking and landscaping shall be determined during this review. Upon closure, Home Finding Centers are required to revert to the underlying land use per the approved tract maps.

**INSERT IN SECTION 4.5** (replace text through Paragraph 4.6.4 -- keep "Parking Reduction")

### **Village Center (VC) and Mixed Use (MU)**

The Village Center land use designation allows for a combination of retail, commercial, office, high-density residential uses, as well as civic, institutional, public, recreational uses and places of worship.

The intent of this land use designation is to create a compact, walkable and pedestrian oriented district. As such, the Village Center land use designation stands in contrast to traditional zoning that separates residential, commercial, business parks and public/institutional uses into distinct areas or zones. By allowing a mixture of uses, a high level of activity and diversity can be generated. Integrating housing with retail, work places, civic facilities, educational and recreational uses creates exciting opportunities. This concentration also allows nearby residents convenient access to nearby shopping, civic, educational and recreational facilities. In addition, by allowing uses to concentrate in the Village Center, infrastructure and parking can be more efficiently provided and shared.

In addition, it is recognized that the community college and Ayala Park development that are important design components and their plans must be integrated to achieve the full intent of the Village Center.

The Village Center is based upon design principles that are intended to create a unique, walkable downtown. In general, this means that buildings are located on and oriented to the street. In addition, the sidewalk is filled with pedestrian amenities, such as benches, low planter walls, public art and outdoor dining to create exciting pedestrian spaces. Building massing and height is allowed to vary. Prominent architectural accent buildings are strongly encouraged. Streets and pedestrian linkages are oriented to frame views of the core area, public buildings, natural features and recreational focal points. All of these efforts help to create a strong sense of identity and interest.

- 1. Intended Character: The Village Center Land Use Designation provides for an integrated mixture of uses, including residential, commercial, office, civic, entertainment, religious, educational, recreational and civic uses.

The mix of uses can be horizontal (side-by-side) or vertical (on top of each other), with commercial or office uses located on the ground floor and with office or residential uses located above.

The residential portion of this land use designation is intended to provide for the development of multi-family residential dwellings in a downtown atmosphere. Flexibility is provided to offer a multitude of product types and styles that appeal to a range of market segments, from first-time buyers, to families, to seniors.

Flexibility is provided in the development standards to both allow a variety of densities and styles while maintaining the overall limits on the total number of dwelling units. Typical products include for sale and rent duplexes, townhomes, clustered residences and courtyard products, flats, live-work products, residential lofts over commercial, pocket lots, postage stamp lots (detached condominium) and condominiums. The intent is to allow a variety of lot configurations including zero lot line, "Z" lots and detached condominiums for both attached and detached products. A master design and development plan is required to ensure coordinated and integrated development in this area, as described in the Performance Standards section.

- 
- 2. Permitted Land Uses
- Permitted Land Uses that are specified under the High Density Residential Land Use Designation of this Specific Plan.
- Per the "Permitted Land Uses" of the CG, General Commercial, zone, Section 20.09.030 of the Zoning Ordinance, except as modified herein (by sections CC2 through CC5 inclusive).
- Athletic fields associated with a public facility.
- Colleges, Libraries, museums and art galleries.
- Public parks, senior centers, community centers and similar facilities.
- Police stations, fire stations and other similar facilities.
- Day care facilities for 6 or less (small family day care home).
- Day care facilities for 7 to 12 (large family day care home) subject to an Administrative Approval and in compliance with Section 20.08.040.B21 of the Zoning Ordinance.
- Residential care facilities for 6 or less (includes facilities licensed and/or controlled by the California Department of Social Services).
- 
- 3. Uses Subject to a Special Conditional Use Permit
- Those land uses subject to a special conditional use permit that are specified under the High Density Residential Land Use Designation of this Specific Plan.
- Per the "Conditionally Permitted Land Uses" of the CG, General Commercial, zone, Section 20.09.030 of the Zoning Ordinance, except as modified herein (by sections CC2 through CC5, inclusive).
- Laundromat (coin-operated)
- Pet stores (animals kept on site) and animal boarding facilities.
- Thrift/second hand stores.
- Day care facilities for 13 or more (child day care facility) subject to an Administrative Approval and in compliance with Section 20.08.040.B22 of the Zoning Ordinance.

- Employer day care provided on-site.
- Residential care facilities for 7 or more (includes facilities licensed and/or controlled by the California Department of Social Services) in compliance with Section 20.09.040.B24 of the Zoning Ordinance.
- 
- 4. Prohibited Uses
- Per the “Not Permitted Land Uses” of the CG, General Commercial zone, Section 20.09.030 (Table 20.09.01) of the Zoning Ordinance, except as modified herein (by sections VC2 through 5 inclusive).
- Industrial uses, except as allowed under the CG, General Commercial zone, Section 20.09.030 of the Zoning Ordinance.
- Body and paint shops.
- Repair garages for automobiles, light & heavy trucks & vans, buses or boats.
- Sale lease or rental of buses and trucks.
- Sale of automobiles, light trucks, vans, boats and motorcycles.
- Outdoor storage of vehicles, equipment and materials.
- Transportation terminals.
- Mobile, manufactured and factory built buildings and structures.
- 
- 5. Administratively Permitted and Incidental Uses
- As provided in the CN zone, Section 20.09.030 of the Zoning Ordinance.
- 
- 6. Development Requirements
- Minimum lot/project size: None.
- Front setback:
  - Maximum 0 ft. from front property line unless public space is provided. This does not preclude the use of recesses for entryways, windows and dining areas.
- Outdoor dining is allowed to encroach into the public right-of-way with an encroachment permit, maintenance agreement and administrative approval by the Director of Community Development and the Director of Public Works.
- Minimum side and rear setbacks: None.
- Maximum building height:
  - 45 ft.
- Minimum landscape coverage: None although there must be compliance with applicable design guidelines and requirements of the Master Plan and Overall Design Concept (MPODC) discussed below.
- Parking:
  - Per Chapter 20.14 of the Zoning Ordinance with the following exception: for purposes of this Specific Plan, the multi-family parking standard of the Zoning Ordinance applies to all residential development with a density of 8 dwelling units per acre or more. The multi-family parking standard also

applies when units have been clustered and the developed area of the project has a micro-density of 8 dwelling units per acre or more.

- Walls and fences:
    - Per Chapter 20.13 of the Zoning Ordinance.
  - Performance standards:
  - Parking lots must be oriented away from the main arterial.
  - Master Plan and Overall Design Concept Requirements. The Village Center is a critical component of Chino's vision for College Park. When developed, it will be the heart of College Park. It is likely that the Village Center will build out in parts over the long term. In order to assure that the Core develops in a coordinated and cohesive manner over time, and is designed at a high level of quality consistent with the City's vision, the following provisions are required:
    - A Master Plan and Overall Design Concept (MPODC) for the area encompassed by the Village Center Designation shall be approved by the Planning Commission prior to development.
    - The proposed development of such area is consistent with the intended character of the Village Center as described in this section.
    - The Village Center Design Guidelines are adhered to, including but not limited to; the use of "signature architecture" elements; recreation/landscaping features as community focal points; themed hardscape/landscape concepts are employed to defined the Village Center; structures are designed and oriented to facilitate pedestrian activity.
    - Pedestrian, street and open space connections are well defined and linkages to other parts of the core are taken into account as part of the design and layout proposed.
- The MPODC shall be prepared in accordance with the requirements of the Master Plan section, described in Section VII, Administration. However, it is recognized that the Village Center will probably be developed in phases over time and that there may be many unknown factors regarding latter phases of development. Therefore, information provided for these latter phases need not be as detailed as initial phases, provided that: 1) Sufficient information is provided so that the basic structure, concepts and characteristics intended for future development can be discerned; and 2) Provisions are included, to the satisfaction of the Director of Community Development, to incorporate greater detail into the MPODC at a later stage of the development of the Core.
  - A Design Manual shall be included with the MPODC containing information including, but not limited to: proposed architectural concepts, architectural themes, architectural details (e.g. street furniture, light standards, hardscape concepts), plaza and courtyard concepts, unifying architectural elements), landscape and architecture concepts and themes and other design and architectural features.

- None of the requirements of this section apply to existing agricultural land uses unless a change of use is proposed, nor do they restrict improvements or modifications to such uses that would otherwise be allowed by this Specific Plan.

4. **Commercial centers and large box retail stores occupying more than 25,000 square feet in area shall comply with the requirements of section 20.09.050(D)(10) of the Zoning Ordinance. Subsections “b” through “f” of Section 20.09.050(D)(10) may be modified through the approval or amendment of the Master Plan and Overall Design Concept.**

## **INSERT AS SECTION 4.6 (new section)**

### **GENERAL DEVELOPMENT STANDARDS**

The following General Development Standards apply within The College Park Specific Plan, except as modified herein.

#### **Determination of Unlisted Use**

Per Section 20.08.030 (B) of the City of Chino Zoning Ordinance.

#### **Off-Street Parking and Loading**

Per Chapter 20.14 of the City of Chino Zoning Ordinance.

#### **Non-Conforming Uses and Structures**

Per Chapter 20.04 of the City of Chino Zoning Ordinance.

#### **Technology/Energy Efficiency**

Developers are urged to incorporate and make available the latest technological advances, such as fiber optics and expanded bandwidth and high-speed Internet connections. Developers are also urged to incorporate energy efficient building techniques to reduce long-term costs to the residents and business owners.

#### **Home Owner's Association**

Home Owners Associations (HOA) are needed to address maintenance of private facilities held in common ownership, such as project landscaping and maintenance, community facilities and project lighting. The City may, at the discretion of the Director of Community Development, require a HOA through the project review process to ensure the long-term maintenance of projects.

#### **Design Review**

All projects in College Park are required to be reviewed and approved by the Design Review Board. The Design Review Board and procedures shall be established by the City prior to approval of any development project within College Park and may be composed of City Staff, Planning Commissioners, City Council members, design professionals, an architect on contract (cost to be covered by the applicant), members of the public, or some combination thereof.

The Design Review Board will consider building placement, architectural style, color, materials, landscaping, the relationship to surrounding properties and other site design and architectural design issues.

The purpose of design review is to ensure that the excellence in the quality and design expected by the City is achieved. Design review should occur as part of the development application review process. The Design Review Board should meet at least twice a month as workload merits. Decisions by the Design Review Board are appealable to the Planning Commission.

### **Residential Design Guidelines**

All developers are required to prepare a set of Design Guidelines for their land holdings. The City of Chino reserves the right to add, modify, change, amend, or alter the content of the Design Guidelines as proposed by the Developer. Final approval of the Design Guidelines is vested upon the City of Chino Planning Commission. The purpose of the design guidelines is to:

- Provide consistency with within College Park Specific Plan guiding development Principles;
- Communicate within College Park's theme to builders, architects, landscape architects and civil engineers;
- Establish a high standard in neighborhood and home design by providing specific design criteria;
- Implement this high standard consistently to assure compatibility;
- Create attractive and comfortable streetscapes; and
- Build a neighborhood that will improve over time.

Developers controlling or having an ownership of less than 100 acres of land are not required to prepare a new set of design guidelines. These developers subject to the approval by the City of Chino Community Development Director may use the design guidelines prepared (and approved by the City of Chino) by another Developer. The proposed architectural styles and details shall be of superior quality and exceeds the design and quality of the adjacent developer.

The Design Guidelines will be used by the City of Chino's Design Review Board (DRB) to review each builder's proposal for conformance with the overall community design objectives. No intent is made to modify or amend applicable federal, state or local codes and ordinances. The Design Guidelines are to be used in conjunction with the General Plan, Specific Plan, Zoning Ordinance, Project Master Plan and Master Tentative Tract Map.

The builders and their consultants are required to read and follow these Guidelines. The requirements of the Guidelines must be incorporated in the builder's proposal to ensure approval by Design Review Board.

### **Components of Design Guidelines**

All design guidelines should include the following sections:



## 1. Site Planning

- Building Orientation/Placement
- Garage Design and Placement. One of the most deadening aspects of the appearance of garages along a typical project street is their similarity. No matter how you paint them or trim them they are still large doors all lined up in the same plane. Therefore, special emphasis should be devoted to this design feature.
- Lotting Pattern. The width and length and orientation must be illustrated.
- Access and Circulation.
- Parking Areas
  - Site design.
  - Architecture.
- Landscaping/Open Space.
  - Plants and location.
  - Landscaping theme for project and for development edge.
- Fencing/Screening.
  - Perimeter for development and internal wall type for project site.
- Lighting for streets and pocket park sites.
- Utilities and Ancillary Equipment.
- Fire Safety Access.
- Transition of Density.
- Trails.
- Street Design.
- House Plotting.

## 2. Building Design.

- Design Theme.
  - Single family residential.
  - Multi-Family Residential.
  - Commercial.
- Architecture.
  - Architectural Styles (i.e. Monterey. Santa Barbara).
  - Specific Details for each architectural style
  - Roofing materials and styles.
  - Massing and Wall materials
  - Relationship and how it complements other architectural styles.

- Windows and doors.
- Scale.
- Materials and Colors.
- Signing.
- Equipment Screening.

### **Project Submittal**

- It is incumbent upon the applicant to supply the necessary materials, text and graphics to allow the City to make the required findings. The City may establish specifications for these submission requirements that augment standard City submittal requirements.
- All applicants are strongly encouraged to contact the Community Development Department prior to embarking on development plans to determine the necessary information and level of detail.
- All applicants are also strongly encouraged to contact and coordinate with adjacent property owners to identify potential problems, conflicts and other issues of concern early in the development process. The City will expect the applicant to make a diligent effort to be aware of issues with adjacent properties, and encourage early contact and coordination among property owners in order to facilitate the development review process.

### **Compatibility Findings**

This section addresses the need to carefully plan and coordinate development applications with adjacent and proximate properties to provide compatibility and to ensure that the provisions of this Specific Plan are implemented. The findings below apply to all land use applications and are in addition to the findings required for approval of respective development applications (tract maps, site approvals, variances, etc.) by the Zoning Ordinance. The findings are intended to ensure that the relationship of the proposed development layout, uses and building designs with respect to existing and future adjacent development are considered in the overall design of every land use application.

### **Findings**

- The project complies with the provisions of this Specific Plan including the Guiding Development Principles listed in the Development Concept section.
- The mobility systems (cars, transit, pedestrians, bicycles, equestrian) are consistent and seamlessly connected with the mobility systems of adjacent properties. This includes, but is not limited to consistent and seamless points of vehicular egress and ingress to both public and private streets, parking lots, reciprocal access, emergency access, multi-modal trails and paseos.

- Areas intended for public use, such as public plazas, trails, sidewalks, schools, recreational facilities and paseos, are coordinated among subdivisions and that the streetscape, landscape, hardscape and public amenities are mutually compatible.
- The development proposal complies with the applicable design guidelines of this Specific Plan, any applicable master plan or design architectural guidelines and is compatible with surrounding areas, including, but not limited to building design and placement, colors, materials, height, bulk and the design of paseos, trails and other public facilities.
- Consideration and application of public safety and security are incorporated into the project design.

## **REPLACES SECTION 9.1.2**

### **9.1.2 DEVELOPMENT ADMINISTRATION SYSTEM**

This section describes the system for administering development within this Specific Plan. The development administration system has been designed to help achieve the vision for College Park and make it a distinctive place. The administration system is tailored to respond to the goals of accommodating a segmented market, diversifying community character, and encouraging variety in product types and design. The administration system augments the City's existing development review processes.

#### **1. Variations in Average Residential Density**

The distribution of residential density is based upon an average (mean), not a maximum. Average density, along with other provisions of this plan, allows and encourages the flexibility to provide products at varying densities as long as the average density specified for each land use designation within a given project is not exceeded. A project may include products at a density above the "average" as long as products are also offered at densities below that "average" within the same project. The intent is that development is not "squeezed" into a narrow density pattern at the top of each density range as it can be in conventional zoning.

The intent of the average density concept with respect to residential land uses is to accommodate and encourage a range of densities and product types (i.e., detached, attached and clustered homes etc...) within individual residential land use designations of the Specific Plan. This feature of the plan is included in order to ensure that a range of housing opportunities are provided to future residents, to provide variety and character in the design of neighborhoods, and to provide developers flexibility to better meet market demand.

#### **2. Standards for Variations in Density**

This section contains the requirements for distribution of density within the ranges allowed for residential land use designations, and shall be applied to all residential projects, including master plans. This section applies only to shifting units that are located within the same land use designation and the same project or master plan. The section entitled "Transfer of Density" (see paragraph 4, below) specifies the conditions under which density may be transferred between different land use designations. The "Residential Density Distribution Guidelines" (see paragraph 4, below) also provides guidance on how different densities are to be distributed within a given project.

- Every project may be developed at any density within the range specified in their respective land use designations as long as the average for that land use designation is not exceeded. For instance, land within the Medium Density Residential (MDR)

designation has an average density of 9 dwellings per acre but enables those dwellings to be built at densities anywhere from 6 to 12 dwellings per acre.

- For a given project densities are expected by the City to be distributed along the density range of a given land use designation. At a minimum no more than 50% of the units within a single land use designation of a project may be at the average density or any single density. For example, a 20-acre project in the MDR designation, which would yield a maximum of 180 dwellings, could meet this requirement by building; 90 dwellings (50%) at 9 units per acre; 50 dwellings (25%) at 10 units per acre; and 40 dwellings (25%) at 8 units per acre. The Residential Density Distribution Guidelines in the section that follows provides additional direction and guidance.
- Compliance to ensure that the average density is not exceeded is monitored on a project-by-project basis by City Staff. The developer is required to provide proof, to the satisfaction of the Director of Community Development, that their project meets the density standards as well as the Residential Density Distribution Guidelines.
- Each land use designation is exclusive, not cumulative. For example, property in a Medium Density Residential designation may not develop to the densities of the Estate Residential designation.
- Density may be shifted between discontinuous areas within the same land use designation contained within a master plan, provided that such areas are under common ownership and are part of the same master plan.
- The High Density Residential (HDR) does not require an "average density" but rather allows the entire area within this category to be built out at the maximum range of 20 units per acre.

### **3. Residential Density Distribution Guidelines**

In the review of projects, including master plans and associated development applications, the City will require that their design and development provide for a variety of densities and/or mix of housing types. Toward this end, the following guidelines shall be adhered to in the review of residential development applications:

- In order to meet the requirement that no more than 50% of dwellings for a single land use designation within a given project are to be built at the average density or any other single density, such densities must substantially differ from the average. For example, if a project is in the Low Density Residential land use designation, which has an average density of 4.5 dwelling per acre, the off-average variations could be 3 dwellings per acre at the low end and 6 per acre at the high end of the range. Differences must be significant enough to be easily perceived visually. In general, densities for detached products should vary at least one full unit-per-acre except in the Estate Lots (average density of 2 dwellings per acre) which should vary by at least 1/4 acre per lot from the average.

- The variation that is desired can be achieved by using a range of lot sizes/ densities for conventional single-family dwellings or by including a mix of clustered, attached and/or single family dwellings.
- In meeting the 50% requirement, differences must be distinct and based on typical lot sizes for a given area. Variations in lot sizes that occur only as part of the layout of the project (i.e., knuckle and cul-de-sac fan lots, etc.) do not qualify as meeting the 50% requirement.
- Generally, larger projects, including master planned areas, are expected to provide a greater range of variation in density sizes and product types than smaller projects.
- Individual building envelopes or “builder pads” with a single density/ product type must be limited in size to provide for an adequate distribution of different densities and housing types (i.e. detached, attached, condos, town homes, apartments, etc.). For detached dwellings and attached dwellings with densities less than 12 units per acre, envelopes with a distinct density and/or a distinct housing type generally should be 50 to 80 dwelling units in size. Envelopes for “for sale” attached dwellings 12 units per acre or greater should be between 50 and 175 dwellings in size.
- Envelopes for apartments may be up to 300 units, provided that adequate variety in terms of design has been incorporated, to the satisfaction of the Director of Community Development, for such features as: building height, articulation and massing; footprint and/or floor plan variations; using different architectural styles/ themes, and similar design features that prevent uniformity of building design and site layout. Individual projects may exceed the 300-unit limitation as long as a unique and distinct building style is introduced for every 200 units.
- Master Plans and “builder conveyance lot” subdivision maps must demonstrate how variety is achieved and maintained to the satisfaction of the approving authority, and must specify density and product type requirements for individual conveyance lots or, in the case of a master plan, individual building sites.
- Distribution of densities/ product types must also take into consideration the entitled or developed densities, layout and product types of adjacent development. The purpose of this guideline is to avoid the inadvertent creation of a mass of undifferentiated, uniform product types or densities.

#### **4. Transfer of Density**

Excess residential density may be transferred only among properties under a single/ common ownership. The ability to transfer density between areas of The Specific Plan provides flexibility to respond to site constraints and market demands, yet still ensure that the overall goals are maintained. Density is considered “excess” only when a project/ master plan has been approved at or developed below the average density specified for its applicable land use designation or designations. In cases where there is

more than one geographic area within a project with the same land use designation, the dwellings proposed in all such areas within the same land use designation would be added together to determine if there is excess density available.

- The amount of units below the average for each land use designation can be transferred subject to the following requirements:
- Density may only be transferred subject to and within an approved master plan(s), except as provided herein (See the sixth bullet).
- Residential dwelling units may only be transferred as follows:
  - Transfers up from Low Density Residential (LDR) Designations to the Medium Density Residential (MDR) or High Density Residential (HDR).
  - Transfers up from an MDR to an HDR.
  - Transfers from an HDR to another HDR.
- Areas receiving a transfer of density cannot exceed the maximum density range specified for their particular land use designation. For example, land in the HDR designation, which has a range of from 12 to 20 units per acre, would not be allowed to develop at densities greater than 20 units per acre.
- Excess density may not be transferred from or into properties in the Estate Residential Land Use Designation or into the Low Density Residential land use designations.
- The basic land use patterns and the intent of the land use plan shall be maintained.
- The locations of the sending and receiving areas for dwelling units to be transferred must be specified within an adopted master plan or master plans at the time of the transfer, with the following exception. Dwellings may be transferred from areas within a master plan to an area under the same ownership outside of a master plan provided: 1) a legal instrument, prepared to the satisfaction of the City Attorney, is executed attaching development rights associated with the units to be transferred to the title of specific receiving parcels, 2) the transfer is approved by the City Council, and 3) a development agreement with the City specifying the terms and conditions of such transfer. Such transfer must be executed at the time of adoption of the master plan(s) or amendments thereto.

### **9.1.3 Master Plans**

#### **1. Objectives**

Master plans are required in order to achieve the following objectives:

- Ensure that applicable concepts, requirements and provisions of the College Park Specific Plan are implemented in a cohesive and comprehensive manner;
- Provide for a high level of variety, character and quality of development within the master plan area;
- Establish continuity, compatibility and connectivity within the master plan area, neighboring developed properties and areas that may be developed in the future.

A master plan also allows a developer to receive approval from the City on product mixes, density variations and other development features of their project in advance of more detail-oriented approval of subdivision maps and site plans.

#### **2. When Required**

Master plans are required in the following instances:

- All projects 5 acres or greater in area.
- A master plan for the entire Village Center designation is required prior to approval of development within any part of the designation.
- If density transfers are being proposed as provided for in this Specific Plan under the “Transfer of Residential Density” section.
- A master plan must apply to all contiguous properties under the same ownership, unless, the Director of Community Development approves a smaller area for the master plan. The purpose of this provision is to facilitate meeting the objectives of a master plan (see above) and to prevent properties from being developed “piecemeal” in an uncoordinated and disjointed manner.
- Master plans may have non-contiguous areas if determined by the Director of Community Development to further the purposes of this Specific Plan.
- If the Director of Community Development determines that a master plan is necessary for development to comply with the Guiding Development Principles or implement the requirements and provisions of The Specific Plan.
- The Director of Community Development may also require a master plan to extend beyond the boundaries of the ownership in question. The purpose of such extension would be to recognize logical planning boundaries, (streets, natural drainage ways, boundaries with non-residential land use designations, etc) and to ensure that areas outside of the ownership don’t become fragments that will be difficult to develop in the future. It is recognized that the applicant does not own such properties and



therefore information provided for these areas need not be as detailed as the owned area. However, enough information must be provided to effectively demonstrate that the design of the owned area will not unduly compromise the ability of other areas within the master plan to develop in accordance with the principles, standards and guidelines of this Specific Plan.

### **3. Contents of a Master Plan**

In general, information needs to be included in a master plan so that the basic components, features and characteristics of the overall project can be discerned. The master plan is not expected to be a blueprint of every detail associated with the project. Rather, it is to outline the key features and characteristics of the development proposed and how such development will relate and be connected to neighboring properties. Master plans must, at a minimum, include information on the following:

- If a transfer of density is proposed, the size, location, proposed density and number of dwelling units (for non-residential, square footage), of “receiver” and “sender” area envelopes.
- Location and size of individual development sites or envelopes – i.e., areas within a master plan that have a distinct density and/or product type (detached, attached and clustered).
- For residential projects, statistical information demonstrating that the densities proposed comply with the project’s land use designation(s) and is in accord with the Residential Density Distribution Guidelines.
- Location and size of public and private parks, trails, public open space or other public facilities, or utilities such as schools, fire stations, reservoirs, pump stations, detention basins, etc.
- Location and size of proposed common open space areas, and a description and general location of private recreational facilities and amenities such as swimming pools, community meeting rooms, stables, sports courts (tennis, basketball etc.) and similar, common facilities.
- Location and description of existing development on site and for adjacent areas. Information on other prominent physical features of the site (inundation areas, windrows, special topographical features, etc.) also shall be included.
- Existing physical hazards or constraints, including airport over flight areas, biologically sensitive areas (if any) and cultural resource areas (if any).
- Location of entry monuments and gateway treatments, landscape edge treatments (including major roadways) other special landscape elements and any other special features proposed (Fountains, gazebos, towers, water features, etc.).

- General vehicular and pedestrian circulation concepts including, trails/paseos including points of connection to surrounding areas and major streets (collector and above).
- Anticipated phasing of development.
- Other information deemed necessary by the Director of Community Development.

#### **4. Review Process**

Master plans shall be reviewed and approved in the same manner as a Site Approval.

#### **5. Location and Adjustment of Land Use Designations**

The locations of the land use designations shown on the land use plan are approximate and generally follow streets, property lines, natural features and elevation contours. Adjustments to any of the land use designation boundaries are subject to review and approval by the Director of Community Development, and any such requests for adjustment must be made in conjunction with the submittal of a land use application.

Zoning for properties that are adjacent to a street extend to the centerline of the abutting street. Minor changes in boundary alignment and location are permissible with approval by the Director of Community Development. However, the intended character and overall location of the land use designations must be maintained. For example, adjusting a boundary to conform to a precise street alignment instead of a conceptual location would be a logical interpretation of the plan's intent.

It is recognized that, as a practical matter, some adjustments to Specific Plan land use designation boundaries may be necessary to accommodate the logical distribution of building envelopes for the various densities and product types proposed within a master plan. Such proposed adjustments shall be reviewed by the Director of Community Development to ensure that they do not compromise the intent of the Specific Plan. However, adjustments to land use designations cannot result in allowing a total number of dwelling units within the master plan that is greater than would be allowed if no such adjustments were proposed. In order to address this issue, all master plan applications must include an accurate calculation of the number of units that would be allowed for each area or areas within the master plan for each land use designation within such master plan, based on the unadjusted boundaries of this Specific Plan.

## **MAINTENANCE OF COMMUNITY PUBLIC USE AND OPEN SPACE FACILITIES**

### **(Replaces Section 9.4.2)**

Facilities designed for general public use such as local parks, greenways, trails, parkways, roadside planting belts and related improvements will be dedicated to the City and will be maintained by a City assessment district or other maintenance vehicle funded by the residents of College Park. At the City's option, portions of these responsibilities may be assigned to a homeowners associations/property owners' association as part of the project review process. Current City policy provides for 50% of the cost of maintenance of lighting and landscaping along arterial streets. The details of such maintenance programs are to be finalized by the project sponsor and the City Engineer. The assessment vehicle should be formed concurrently with recordation of the first residential subdivision maps. The allocation of maintenance costs for parks in joint use with schools will be determined by agreements with the affected school districts.

Private parks, trails, greenbelts and other recreational facilities and amenities provided by the developer provided for the enjoyment of the residents of a particular master plan area or subdivision shall be privately maintained through a homeowner's association or similar private entity.

### Phasing of Development

The project phasing provides a conceptual framework to facilitate development of the Plan area while assuring provision of infrastructure necessary to support the planned development. Development is assumed to occur in a number of phases over time. The exact timing, location and extent of individual phases is largely dependent on the private decisions of developers and landowners who are, in turn, influenced by market conditions. Phasing will also likely be influenced by the relative capital costs associated with extending infrastructure and services to different parts of the plan. It is logical to assume that initial and subsequent phasing will key off of extensions of existing infrastructure located within or near the College Park planning area.

### Transportation

Transportation improvements will take place prior to or concurrent with development that will ultimately pay for such improvements. The incremental impacts of individual development projects on traffic will be analyzed as development occurs, in order to determine the improvements necessary to maintain adequate levels of service.

### Fire, Paramedic, and Police Facilities

Developer fees (AB1600 fees) will be collected at the issuance of building permits to offset the costs of providing both fire and paramedic and police services.

### Library

See Section 6.6 of this document.

### Domestic and Recycled Water

Improvements needed to the domestic and recycled water systems have been identified but are not yet scheduled or planned. It is assumed that phasing of facilities will be concurrent with the development of College Park with such facilities incrementally provided at levels necessary to adequately serve development as it occurs.

### Wastewater

At the current time the specific timing of sewer infrastructure improvements is not known, however, it is assumed that phasing of facilities will be concurrent with the development.

### Storm Drainage

Storm drainage facilities are constructed either prior to or in parallel with the development projected.

### Park Development

See State of California, Chaffey College and City of Chino MOU dated February 20, 2002.

### General Facilities

The existing amount of office and building space dedicated for providing general City services may be adequate for some time, but will ultimately not be able to meet management needs. This is also true of the general facility areas including the City maintenance yard, computer processing capability and storage space, and the City's fleet of general vehicles. The City will continually evaluate the need for additional general facilities and expand or construct facilities as needed.

### Community Amenities/Facilities

The City of Chino will concurrently collect impact fees and provide amenities and facilities as development occurs.

## **SECTION VI: DESIGN GUIDELINES --unedited from The Preserve pages 205-239**

### **INTRODUCTION**

The Preserve is envisioned as a family of unique neighborhoods and activity areas. As such, there is no overriding design theme or style for the entire project, except for high quality and livability.

The intent of the Design Guidelines is to ensure that these unique areas have a high level of quality and to provide a degree of unity to tie The Preserve into an identifiable area. While promoting a high level of design quality, the Design Guidelines provide a wide degree of flexibility in order to encourage creativity on the part of property owners and designers.

The Design Guidelines are general and illustrative in nature. They are not rigid requirements; however, every development within The Preserve must incorporate the particular attention to detail reflected in these guidelines. The Design Guidelines establish the design framework that the City will use to evaluate proposed developments. Each guideline shall be considered in terms of how it applies to a given proposal. The intent of the Design Guidelines must be met in order for a project to be approved during the development review process.

The Design Guidelines supplement the development requirements described in the Land Use Plan section and act in concert with the Chino Zoning Ordinance.

The design guidelines are general and may be interpreted with some flexibility in their application to specific projects. The guidelines will be utilized during the City's development review process to encourage a high level of design quality, while at the same time providing the flexibility necessary to encourage creativity on the part of the project designer(s). However, unless there is a compelling reason, these design guidelines shall be observed. Future master plans are required to provide detailed design plans that demonstrate how individual projects and structures comply with the desired aesthetic quality expressed in these guidelines.

### **FORMAT OF DESIGN GUIDELINES**

Quality development is realized through an attention to detail that is carried forth from the initial conception to final construction. Quality and attention to detail must permeate the initial design including, layout of the streets and lots, grading, architectural design, landscaping, lighting and fences.

The Design Guidelines start with a discussion of the layout and design of individual neighborhoods and communities. A discussion of the landscape and streetscape

treatment follows. Next, the Guidelines address development at the project specific level in residential, commercial, industrial and the Community Core areas. Guidelines pertaining to walls and fences, signage and lighting follow.

## COMMUNITY AND NEIGHBORHOOD DESIGN GUIDELINES

The design and layout of each community and neighborhood is critical to the overall perception of The Preserve. Careful attention should be paid to the layout of each project to ensure that it complies with the aspects of this plan.

The purpose of the Community Design Guidelines is to establish a framework that provides physical continuity throughout The Preserve. These guidelines apply to individual projects and are intended to act as a guide during the design phase.

### Connectivity

Sprawl-style development has highly segregated land uses with residential areas separated from services, recreation, shopping and employment uses. They also have limited access points in and out of a conventional subdivision, reducing connectivity and pedestrian access.

In The Preserve, communities and neighborhoods should be designed to directly connect activity centers, services, shopping and employment areas, public facilities, schools, churches and recreational facilities. In this manner, there is improved access for residents, visitors and emergency vehicles. Transit is also more accessible and the neighborhoods are walkable. This in turn provides options to the automobile.

#### • General Community Layout Guidelines

- Communities and neighborhoods should be oriented toward activity centers, educational facilities, places of worship, employment and shopping centers, entertainment areas, parks, open spaces and recreational facilities.
- Each neighborhood should have a defined focal point or theme that will provide it with an individual identity and character.
- Neighborhoods and projects should be interconnected by streets, paseos, sidewalks and pedestrian trails.
- Streets and trails should directly connect activity centers, educational facilities, employment and shopping centers, entertainment areas and recreational facilities.
- All projects must include coordinated pedestrian connections to the Community Paseo and Open Space System, activity centers and recreational areas
- Projects should utilize short streets and blocks.
- If cul-de-sacs are used, openings should be provided at the ends for pedestrian access.
- Projects shall be designed to route people and vehicles through the site in a clear, identifiable and efficient manner.
- Structures should be placed with respect to prevalent environmental conditions such as sun, wind, terrain, views and drainage.

- Projects should be designed to maximize dwelling unit exposure and views of Paseos, open spaces, recreation features and other amenities.
- Several points of connection between subdivisions and surrounding areas are encouraged. Generally, subdivisions that utilize only two points of connection to adjacent areas are discouraged.
- Projects with limited access points and points of connection to adjacent areas are discouraged.

## **LANDSCAPE AND STREETSCAPE GUIDELINES**

Landscape and streetscape features help to integrate the diverse elements of The Preserve's built environment. Even when structures bear no resemblance to one another, strong landscape and streetscape features can help unify the street scene, orient travelers and create a memorable image.

The purpose of the Landscape and Streetscape Guidelines is to establish a unified landscape framework that provides continuity throughout the public portions of The Preserve, including public roads, easements, parkways, medians and development edges.

The Landscape concept for the preserve community is inspired by the agricultural heritage of the land. See Figure 21, Landscape Structure Diagram. The landscape concept has been designed to celebrate these elements while creating a "community of trees" that looks forward into a new era inspired by the past. The primary edges of The Preserve are defined with a singular landscape character, including an informal meandering grove of evergreen and deciduous canopy trees, giving the project a unique image. However, the southern most edges of the perimeter will incorporate more indigenous plantings to reflect the adjacent open space.

The open space to the south is drawn into the internal community landscape through paseos, streets and median landscaping. These north/south streets include a framework of deciduous accent trees and evergreen screen trees that have a rustic but elegant landscape character.

The east/ west streets are patterned with a grid-like fabric of urban evergreen orchard plantings in parkways and medians. All streets, however, north/ south and east/ west, will have a distinct appearance apart from each other. Different deciduous and evergreen street trees will punctuate the landscape framework giving diversity and interest among the two distinct directional groups within the community. This diversity within the community creates a combination of streets that complement one another through contrasting texture, forms and structures that knit the community together while also preserving the open space heritage and the nostalgic agricultural roots of Chino.



## **Public Rights-of-Way**

The treatment of the public rights-of-way typically provides the first and last impression of a place. That is, one enters or leaves a place via a roadway or trail and the experience along that feature is critical to the formation of their impressions.

In order to provide a positive impression and a cohesive community identity, a consistent level of landscape and streetscape treatment is applied to the public rights-of-way throughout The Preserve. Public rights-of-way can be categorized into road type, paseo and gateway type.

## **Roadway Treatment**

Roadways are defined by patterns of landscape design, layout of bike and pedestrian paths, setback of adjacent structures, street furnishings, lighting and hardscape treatments.

Variations in design may occur along a roadway in order to distinguish between different districts or neighborhoods, identify major developments or activity centers, or to direct/orient travelers to key destination points. However, the overall intent is to establish a clear character and consistency in the appearance of the roadway to reinforce one's mental image of the route.

The treatments described below illustrate the general quality and feel of the various roadway types. These do not determine the exact design and configuration, which will be determined by the City in detailed site plans. The following treatments shall be applied to the roadways in The Preserve:

- **General Roadway Treatment Guidelines**
  - Landscaping shall utilize the approved trees, shrubs and groundcovers as listed in the Landscape Plant Palette, unless an alternative species is approved by the Director of Community Development.
  - Landscaping along roadways will contain tall backdrop screen trees, broad canopy accent street trees, a healthy understory and lush groundcover to help establish a strong edge.
  - An informal, non-symmetrical grouping of landscape should be used within the landscape setback where ample space is provided and when it follows the pattern established by the landscape master plan. Generally parkway street trees are formal and symmetrical, where backdrop screen trees are generally an informal layout. In gateways the landscape of adjoining streets shall wrap the corners displaying an informal and/or formal design depending on the landscape concept for that area.

- Utilize drought resistant and/or native landscaping, as shown in the plant palette, in the right-of-ways and wrap these species in to the gateway corners where appropriate.
- Canopy trees should be used to provide shade adjacent to sidewalks, pedestrian areas and parking areas, especially for commercial areas and public facilities.
- Pedestrian paths may either be meandering or linear, except where specified in the Street Cross-Sections for the Specific Plan.
- Berms, low walls and/or hedges should be used to screen views of parking lots and create distinction between the roadway and the development.
- Select plant materials that relate to the needs and characteristics of the site (e.g., active, view, screening, security, etc.).
- Parking lots should be screened and entry points distinguished by formal groupings of landscaping.
- Plant materials should be able to survive in local climate and soils and be resistant to high winds.
- Landscaping should be placed so as to screen, but not restrict access to utilities.
- All utility vaults, transformers, power lines, etc., shall be placed underground unless screened from public view.
- Public art should be encouraged to be located along the roadways and especially gateways, to help identify and distinguish areas.
- Streetscape should be maintained year round and dead plants replaced with comparable materials and sizes to existing plants.
- Expressway Treatment (Euclid Avenue)
  - Euclid Avenue is a major roadway both within the region and within The Preserve. Accordingly, it is afforded expansive medians and parkways to accommodate extensive landscaping treatments and non-motorized forms of transportation.
  - This avenue will feature an informal, meandering display of evergreen and deciduous, drought tolerant canopy trees set against an evergreen backdrop.
  - Landscape along Euclid Avenue, north of Pine Avenue shall reflect the commercial nature of this street section. Groupings of formal or informal landscaping should open and close at intervals to provide views of adjacent businesses. A lush understory and groundcover should be consistently applied to the medians and parkways. As described in the landscape plant palette, large canopy or spreading trees should be planted in the medians and parkways with a lush understory and groundcover.
  - On Euclid Avenue, south of Pine Avenue, the landscaping should complement the intended rural/rustic character of the roadway and surrounding area. Informal groupings of native and/or indigenous landscape should be used. The design should blend these indigenous species with the plant palette used north of Pine in order to accomplish a smooth transition between the North and South Euclid designs.

- Major Arterial Treatment (Pine Avenue)
  - Pine Avenue is also a major roadway. Accordingly, it is afforded expansive medians and parkways to accommodate extensive landscaping treatments and non-motorized forms of transportation.
  - Landscape along Pine Avenue will reflect the importance of this street to The Preserve. Pine Avenue is the major circulation route through the heart of the community. Landscaping must be distinctive and identifiable and shall be applied to both parkways and medians. Pine Avenue will display a formal massing of evergreen street trees in the parkway and medians. This concept will carry throughout Pine Avenue to create a strong, identifiable image. In the Community Core area the backdrop screen element will open and close to allow views into commercial areas. The intersection of Pine Avenue and Main Street is an extremely important focal point within the plan that will receive extensive enhancements. Special landscape treatments will be provided in conjunction with these enhancements. A lush understory and groundcover should be consistently applied to the medians and parkways.
- Major Arterial Treatment (Kimball Avenue)
  - Landscape along Kimball Avenue should reflect the character of the adjacent uses. Generally this avenue will feature an informal, meandering display of evergreen and deciduous canopy trees set against an evergreen backdrop. More natural and open layouts should be applied to areas adjacent to open space uses to allow views. More formal groupings with tall backdrop screen trees and landscaping may be applied in areas adjacent to higher density and non-residential uses. A lush understory and groundcover should be applied to medians and right-of-ways. Parking lots should be screened and entry points distinguished.
- Major Arterial Treatment (Hellman Avenue)
  - Landscaping on Hellman Avenue south of the Perimeter Buffer Trail should enhance the rural/rustic character of surrounding areas. Informal groupings of indigenous landscape should be used. Tree and shrub species should complement and blend with the natural environment, providing roosting opportunities for raptors and other birds. Special palettes tailored to sensitive areas (e.g. Mill Creek) will also be provided. The landscape design should blend these indigenous species with the plant palette used north of the Perimeter Buffer Trail in order to accomplish a smooth transition between the designs for the northern and southern portions of Hellman Avenue. North of the Perimeter Buffer Trail, the landscaping on Hellman Avenue should be dense and tall to help screen adjacent residential areas. Generally, Hellman Avenue will display an informal, meandering display of evergreen and deciduous canopy trees set against an evergreen backdrop.

While not shown on Figure 21, the landscape treatment for Hellman Avenue continues north to Merrill Avenue.

- **Local Collector Treatment**

- Landscaping along Local Collectors should reflect the character of the surrounding uses. Adjacent to commercial areas, landscaping should be formal with a backdrop screen that opens and closes at intervals to provide views of the businesses. Adjacent to residential areas, the landscaping should be dense and tall to act as a buffer and screen. A lush understory and groundcover should be consistently applied to the medians and right-of-way. Parking lots should be screened and entry points distinguished.
- Cucamonga Avenue (North and South) will have a formal display of accent, deciduous street trees set against an evergreen broad-canopy screen backdrop.
- The Loop Road will feature an informal meandering display of deciduous accent street trees set against an evergreen backdrop (where needed).
- Bickmore Avenue and B St. will have a formal display of broad-canopy, evergreen street trees with an evergreen backdrop.
- Bon View and Sultana Avenues will include an informal deciduous accent street tree set against a broad-canopy evergreen backdrop.
- Chino-Corona Road will have an informal, meandering display of deciduous street and accent trees that blend with the open space elements. Backdrop trees will be used at side/rear yard conditions.
- The landscape treatment for Local Collectors shall apply to the collector roadways north of Kimball Avenue.

- **Main Street Treatment**

- In the Community Core, Main Street requires special treatment to distinguish it as the heart of the community. Landscaping should be contained in planters with canopy trees to provide shade. Landscape elements on Main Street should emphasize hardscape elements, such as special paving on sidewalks and crosswalks, bulb-out curbs at intersections, public art, seating areas, themed lighting standards, specially treated newspaper racks, and themed shade structures and phone booths and other street furniture. North and south of the Community Core, generally the same plant palette will be carried through in order to blend the core into the adjacent residential communities. The landscape design pattern shall be more formal in the core and more informal in the residential and open space areas. The use of a backdrop screen will be used when screening is necessary in the residential areas (exceptions are front on residential and occasional views into commercial and recreation). Changes and additions may be made to the shrub and groundcover selections in order to suit uses outside the Community Core.

## **Paseo Treatment**

- Paseos link the development areas with parks, schools, the southern natural open space area as well as points outside of The Preserve. Paseos include multipurpose paths intended to accommodate pedestrian, bicycle and, in some cases, equestrian traffic. Due to their length, Paseos are urban, suburban and natural in character depending upon the surrounding area.
- Similar to roadways, the landscape treatment of Paseos within individual projects may include some variety in order to distinguish between different districts or neighborhoods, identify major developments or activity centers, or to direct/orient travelers to key destination points. However these guidelines and the plant palette shall be used as a starting point to establish some consistency in the appearance of the Paseo to reinforce the image of the route.
- Paseo treatments are conceptual in nature. The exact design, configuration and content will be determined by the City in detailed site plans. The following treatments shall be applied to the Paseos depicted on Figure 15, Community Paseo and Open Space System:
  - Paseos should complement the character of the adjacent areas. For example, areas adjacent to lower density residential uses should be more natural in appearance using informal groupings of native vegetation while areas adjacent to higher density residential and non-residential uses may have more formal groupings of landscape and hardscape.
  - In urban areas, such as the Community Core, landscaping should be contained in planters with canopy trees to provide shade. In urban areas, paseos should include special paving, public art, seating areas and themed lighting.
  - The paseos adjacent to residential areas should include dense and tall landscaping to buffer and screen adjacent residential areas.

## Gateways

Major intersections, or Gateways, are important features of The Preserve and they are intended to be distinct and identifiable. Gateways require special design treatment in order to announce arrival into The Preserve itself, identify major developments or activity centers, provide direction to key destination points and distinguish between different parts of the Specific Plan.

The treatments described below provide the minimum quality of the various gateway types. The exact design, configuration and content of each Gateway will be determined by the City in detailed site plans. The following gateway treatments shall be applied to the intersections depicted on Figure 22, Gateway Plan:

- General Gateway Treatment Guidelines
  - Gateways should include low scale, themed identification concepts with exterior lighting.

- Special paving identifying crosswalks and pedestrian areas should be employed at gateways.
- Gateways may utilize an informal or formal grouping of tall accent and shade trees with a lush understory and groundcover.
- Gateways should incorporate street furniture and fixtures, such as bollards, benches, low walls, shade canopies, or trellises as appropriate.
- All corners of a gateway shall have the same design and treatment.
- Major Gateways
  - Major gateways announce entry into The Preserve through a visual statement and unique design features. As shown on Figure 22, Gateway Plan, major gateways are identified on intersections along Euclid, Hellman and Merrill Avenues.
  - Major gateways shall include signs identifying The Preserve, themed lighting, enhanced hardscape elements, Chino and Preserve character elements, a lush landscaping understory, and distinct use of the planting palette that wrapped from the adjoining streets.
  - Major gateways should be the largest of the gateways in size and scale to distinguish arrival into The Preserve.
  - Major gateways range from 3,500 to 4,500 sq. ft. in area. They generally have a dimension of 90'-100' dimension measured back from the apex of the curb to the community wall that defines the back edge of the gateway (see the diagram on the following page).
  - In addition to The Preserve Community identification, City of Chino identification will also be displayed on the signage at the major gateways.
- Major and Minor Community Gateways
  - Community gateways are intended to highlight major intersections within The Preserve and announce arrival into major districts.
  - Community gateways may include signs identifying the district or community, but should include themed lighting, enhanced hardscape elements, a lush landscape understory and distinct use of the planting palettes wrapped from the adjoining streets.
  - Minor gateways generally range from 2,500 to 3,500 square feet in area, and Major gateways from 3,500 to 4,500 square feet. The Minor Community Gateways have a dimension of 55'-70' measured back from the apex of the curb to the community wall, which defines the back edge of the gateway. The Major Community Gateways generally have a dimension of 75'-90' measured back from the apex of the curb to the community wall that defines the back edge of the gateway.
- Neighborhood Entry Enhancements
  - Neighborhood entry enhancements are intended to signify arrival into key areas within the interior of The Preserve.

- Neighborhood entries are not to be placed at all entries to each project. The exact location of specified neighborhood entries off of local collectors or local streets will be determined during neighborhood lotting design when project entry locations will be known.
- Neighborhood entry enhancements shall be minimal, strong and simple. The entries shall relate to the character of The Preserve as a whole and are intended to subtly announce transitions rather than create many individual walled subdivisions. These gateways could occur at apartment home entries, entries to major commercial areas, entries into major activity areas and entries into large districts of residential homes.
- Neighborhood entry enhancements may include simple monumentation, themed lighting, themed character elements and enhanced plantings, which draw from the palette of adjoining streets and special hardscape elements. Identification signs with the name of a particular development on the entry are only permitted for multi-family projects and must be located at entry drives and not at the corners of a specific project.
- The landscape and hardscape treatments of the gateway should enhance or mimic the overall image of the project.
- Neighborhood Entry Enhancements are the smallest in size and scale and can be incorporated into the entry-points of projects themselves as a form of identification.
- Special Major Intersection Enhancement at Pine Avenue and Main Street
  - The Pine/Main Gateway will be the most important intersection in The Preserve, announcing entry into the heart of the Community Core.
  - The enhancements for this intersection require a unique "one of a kind" treatment that will reflect the high quality, design, architecture and overall image of the Community Core and The Preserve.
  - Features may include textured pedestrian paving, signature building architecture, massing and detail, street furnishings, enhanced lighting, public art, seat walls and water features. Specific designs will be determined through the preparation of the Master Plan and Design Concept for the Community Core.

## LANDSCAPE PLANTING

All landscaping shall comply with Chapters 20.08, 20.09, 20.10, 20.14 and 20.15 of the Zoning Ordinance. In addition, all landscaping shall utilize the approved trees, shrubs and groundcovers as listed in the Landscape Plant Palette, Appendix 4. Additions to the Landscape Plant Palette are allowed with approval from the Director of Community Development as long as they comply with the guidelines in "Landscape Plants for Western Regions" by Bob Perry. In general, landscaping should serve to:

- Frame, soften and embellish the quality of the environment.

- Buffer units from noise or undesirable view.
- Visually reduce or break up building mass.
- Break up large expanses of parking and hardscape.
- Provide shading and climatic cooling of adjacent units.
- Direct and guide visitors.
- Screen or frame views.
- Create focal points.

### **Irrigation**

Irrigation shall comply with Chapter 20.15 of the Zoning Ordinance.

### **Preparation and Maintenance**

The following strategies are intended to help reduce public operation and maintenance costs while maintaining attractive, enduring landscapes:

- Limit the areas for which public Landscape Maintenance District's are responsible.
- Transition from turf to low, carpet-like groundcovers or rockscape.
- Utilize water-conserving plant materials and irrigation methods with greater emphasis on dryer palettes.
- Utilize high quality and durable, state-of-the-art irrigation systems.
- Involve the community in projects such as tree planting programs/sponsorships.

## **GRADING GUIDELINES**

The Grading Guidelines are intended to guide earthwork so that it enhances and mimics natural landforms. The following guidelines apply to grading activity within The Preserve:

- Grading shall comply with the City's Grading Ordinance and standards.
- Cut and fill earthwork should be balanced within each project.
- Grading shall be minimized by following the natural ground contours.
- Man-made landforms shall be graded to avoid unnaturally sharp or straight edges and planes. The top and toe of graded slopes shall be rounded to avoid harsh machine-made appearance.
- Natural vegetation should be retained and incorporated into the project whenever possible.
- All graded slopes shall be stabilized and planted with approved trees, shrubs or groundcovers as listed in the Landscape Plant Palette, Appendix Four.
- Natural drainage-ways shall be preserved unless unfeasible.
- Collection and on-site retention of storm water runoff is encouraged to supplement irrigation and minimize water contamination from surface run-off.
- The use of retaining walls between parcels should be limited to those situations where other options are infeasible. Where retaining walls are necessary they should



be located within the project and not along its boundaries or along streets so that visual impacts are minimized.

- Retaining walls are limited to 3 feet in height (retaining portion of wall).
- Where berms are required they shall be shown on grading plans.

## **RESIDENTIAL DESIGN GUIDELINES**

The following guidelines apply to residential development in The Preserve and augment the Community and Neighborhood Design Guidelines. Additional standards apply in the Community Core, as described in subsequent sections.

### **Residential Site Planning Guidelines**

The goal of site planning is to integrate buildings and site improvements into a unified setting with minimal impact on adjacent uses and to create an appealing community. Site planning concentrates on the proper placement of buildings, roads and services. The goal of residential site planning is to create a neighborhood fabric that offers a unique, safe and visually appealing environment to those in and around the development. Site plan design should respond to the following guidelines:

- Effectively accommodate the residential unit types proposed.
- Utilize a variety of lot sizes and widths to encourage efficiency in design and a mixture of product types.
- Utilize a variety of lot configurations, including zero lot line, z-lots and narrow and wide lot design.
- Utilize a variety of building configurations.
- Utilize varied driveway locations and garage orientations to break up repetitive curb cuts and yard patterns.
- Place utilities vaults, transformers, power lines and other similar utilities underground or screened from view, per Section 20.08.23 of the Chino Zoning Ordinance.
- Buffer residential uses from existing adjacent land uses that may result in negative impacts.
- Provide for smooth and logical transitions between residential product types.
- Provide convenient access to the Paseo and Community Open Space System, sidewalks, activity centers and recreational facilities.
- Plan ancillary structures and trash enclosures as part of the project to ensure they are placed properly or screened.

### **Residential Architectural Guidelines**

The architectural guidelines for Residential structures within The Preserve are not designed as rigid, product specific requirements that can lead to blandness and

homogeneity. All developments/projects shall be designed and built of a high quality in accordance with the following guidelines:

- Include an assortment of unit designs to create variety and interest.
- Place an emphasis on and enhance elevations that are visible from public view.
- Include a multitude of building volumes, footprint, massings and setbacks to vary the streetscape.
- Ensure that building themes stay true to the chosen architectural style. Diverse elements from different styles should be avoided.
- Ensure that all residential structures possess articulated facades such as recesses, recessed openings, building separations, variations in plane and height, and the inclusion of elements such as balconies, porches, arcades and architectural projections consistent with the architectural style to provide depth and contrast and avoid flat, unarticulated building facades.
- Employ projections, recesses and overhangs to provide shadow and depth.
- Utilize vertical and horizontal roof articulation to introduce additional shapes, angles, shadows and add visual relief to the tops of buildings. Roofs should also be designed as an integral component of the form of the building, its mass and facade. Roof articulation may be achieved by changes in plane of no less than 2.5 feet and/or through the use of traditional roof forms, such as gables, hips and dormers, and through effective use of roof overhangs. Flat roofs and A-frame type roofs are discouraged unless appropriate to the overall architectural style.
- Finish roof flashings, rain gutters and downspouts, vents and other roof protrusions to match adjacent finish materials and/or colors. Unfinished galvanized metal is not acceptable.
- Provide a minimum roof pitch of 4/12 (vertical rise/horizontal run) on all dwellings.
- Ensure that all exterior elevations are architecturally treated and detailed, but with an emphasis on the front façade and other facades that are visible from public view.
- Utilize various siding materials to produce effects of texture and relief that provide character and consistency. Any changes in material should occur at changes in plane to foster an appearance that is substantial, integral and complete. Material changes at the outside corners of structures give an impression of thinness and artificiality, which should be avoided. Material changes not accompanied by changes in plane also frequently give the material an add-on appearance.
- Exterior finish materials such as metal or aluminum siding and roofing, reflective materials and unfinished concrete block are not acceptable.
- Vary the size and placement of garages. When garages are located on the front side of the house, it can be entered from the front or side, when lot size permits.
- Garage "rows" in service areas or areas hidden from view are acceptable.
- Garages shall not dominate the street scene. Orient garage doors in a variety of ways to avoid the monotony of garage door corridors.
- Include variation in colors, materials and texture treatments.

- Blend compatible colors in a single facade or composition to add character and variety, while reducing, or breaking up the mass of the building.
- Employ lower wall wainscots and built-up or recessed reveals to add interest and break up vertical monotony.
- Avoid unusual patterns and color schemes.
- Coordinate color and finishes on building exteriors of all elevations of a building to provide a total continuity of design.
- Integrate and design stairs, balconies, porches and patios into the overall design of the building.
- Ensure that multi-family residential and cluster housing facades include features such as porches, entry doors, windows, outdoor living areas or courtyards that relate to the adjacent street(s) to create a welcoming appearance and promote individuality.
- Orient individual buildings of multi-family residential and cluster housing toward open space areas, recreational features and enhanced edges.
- Integrate detached garages and accessory structures into the overall design of the project with similar materials and details.
- Provide offsets and separate entries for 3+ car garages.
- Recess garage doors into the garage wall. Garage doors should be multi-paned or otherwise provided with subtle adornment to provide shadow relief. Decorative panels, windows, arched doorways or ornamental trim are strongly encouraged.
- Provide each unit in multi-family and attached housing projects with an individual identity. This can be accomplished by individually articulated entries, offsetting and staggering units and by combining one and two-story building forms to separate massing. This also will add variety to the streetscape.
- Step back upper floors within multi-story buildings in order to diminish building mass in a manner consistent with the specific architectural style.
- Integrate skylights, if any, into the roof form. "Bubble" skylights are not acceptable.
- Integrate the proportion and material of chimneys into the appearance of the roof.
- Inset window glass from the exterior wall surface and/or provided with dimensional trim as a method of providing a sense of depth.
- Consider privacy of adjacent residences when locating windows.
- Use of functional or decorative shutters is encouraged when appropriate to the architectural style.
- Master architectural guidelines shall be prepared for each separate project that provide more detailed, yet consistent, guidelines for each project/Master Plan.

## **COMMERCIAL DESIGN GUIDELINES (NC AND RC)**

The following guidelines apply to commercial development in The Preserve. Additional standards apply in the Community Core, as described in subsequent sections.

## **Commercial Site Planning**

As with residential site planning, the intent of commercial site planning is to integrate buildings and site improvements into a unified setting with minimal impact on adjacent land uses. Site planning within the Plan area should concentrate on the proper placement of buildings, roads and services in order to provide convenient connections between uses, convenient access for motorists and pedestrians, and necessary buffering or screening of certain activities or uses. The site plan should take the following into consideration:

- Provide convenient access to the Paseo and Community Open Space System, sidewalks, residential areas and recreational facilities.
- Reinforce the linkage between commercial developments with building and landscape elements. In the case of landscape elements, these links may be made with either hardscape (e.g. paving), or softscape treatments.
- Provide open-air plazas and courtyards that are pedestrian friendly and act as a focus for a development.
- Break-up large surface parking areas into smaller pieces through site planning and landscape design. Encourage the placement of hedges and landscaping along the street side of parking areas.
- Plan ancillary structures, service areas and trash enclosures as part of the project to ensure they are placed properly or screened.
- Promote variations in building footprints through cut-outs, pop-outs and the positioning of buildings.
- Orient the building and major entrances toward the street.
- Orient parking to the rear of the building.
- Cluster non-residential buildings and create courtyards and pedestrian areas.

## **Commercial Architectural Guidelines**

The architectural guidelines for commercial structures within The Preserve are not intended as rigid requirements. Require that all developments/ projects be designed and built of a high quality through use of the following principles:

- Avoid repetitive units that will produce monotonous elevations and street scene by using a variety of building forms, placement, color, materials and landscaping.
- Require a minimum of two primary building materials for all buildings.
- Ensure that all non-residential structures possess articulated facades including recesses, recessed openings, building separations, variations in plane and height, and the inclusion of elements such as balconies, porches, arcades and architectural projections to provide depth and contrast and avoid flat, unarticulated building facades.
- Use a variation in colors, materials and texture treatments to provide visual interest.

- Include a variety of rooflines and heights to create variety and interest.
- Relate each building in terms of bulk and mass but do not make them identical.
- Break up long planar surfaces and avoid one long, continuous building providing for visual relief and interest. Offsets, pop-outs, overhangs and recesses all may be used to produce effective shadow interest areas. Larger buildings require more relief than smaller buildings.
- Design windows to create visual interest by varying elements such as size or facade treatment, or by creating interesting patterns. Windows located flush to the building plane are discouraged.
- Detail and treat all exterior elevations exposed to public view. The rear and side elevations that are not subject to public view do not have to be as detailed as the front, but must incorporate major themes and elements.
- Integrate and design stairs, balconies, porches and patios into the overall design of the building.
- Design accessory structures, such as parking garages, to complement and be consistent with the architectural style of the main structures.
- Locate storage and service areas away from public views.
- Provide pedestrian access paths through parking areas.
- Incorporate shading into the design of projects.
- Building architecture and materials must be of high quality and must weather well over time. Avoid trendy or garish architecture.

### **Additional Commercial Standards**

*Commercial Design Guidelines.* Per Section 20.09.060 of the Chino Zoning Ordinance.

*Parking and Circulation.* Per section 20.09.060.B.2 of the Chino Zoning Ordinance.

*Lighting.* Per section 20.09.060.B.3 of the Chino Zoning Ordinance.

*Landscaping.* Per section 20.09.060.B.4 of the Chino Zoning Ordinance.

*Paving.* Per section 20.09.060.B.5 of the Chino Zoning Ordinance.

### **COMMUNITY CORE DESIGN GUIDELINES**

The following Design Guidelines apply to the Community Core land use designation. The intent of these guidelines is to direct the development of a traditional downtown main street that is focused upon the pedestrian experience. These guidelines will be augmented and provided in greater detail through the Master Plan and Overall Design Concept. A conceptual illustration depicting the significant features of the Community Core is shown on Figure 23, Community Core Design Features.

## **Community Core Site Planning**

The intent of Community Core site planning is to integrate buildings and site improvements into a unified setting with minimal impact on adjacent land uses. Site plans for the Community Core should take the following into consideration:

- Orient buildings and major pedestrian entrances for non-residential uses on the front property line of Main Street.
- Parking areas need to be located behind buildings off of Main Street and access to such parking must be off of side streets, not Main Street.
- Locate on-site parking in the rear of buildings. Encourage parking to be located in shared facilities to the greatest extent possible.
- Allow shade treatments, such as canopies, roof overhangs and arcades, to encroach into the public right-of-way on Main Street to encourage pedestrian use. Such encroachments require approval by the Public Works Department.
- Reinforce the connections between buildings on Main Street through building and landscape elements. In the case of landscape elements, these links may be made with either hardscape (e.g. seating areas, public art, paving), or softscape treatments.
- Provide convenient access to the Paseo and Community Open Space System, sidewalks, residential areas and recreational facilities.
- Encourage open-air plazas that are pedestrian friendly and act as a focus for surrounding development.
- Plan ancillary structures, service areas and trash enclosures as part of the project to ensure they are placed properly or screened. In no case should they be located on or visible from Main Street.
- Ensure variations in building form through cut-outs, pop-outs, the positioning of buildings and similar treatments.
- Parking structures should be located throughout the Community Core. This will reduce size of parking areas and maximize convenience for the customer.
- Public structures, such as libraries, museums and community centers, should be sited in a manner to emphasize their importance. This includes ensuring that the building is visually prominent, located at focal points, connected to walkways and located near parking areas.

## **Community Core Architectural Guidelines**

The architectural guidelines for structures in the Community Core are not intended as rigid, product specific requirements. All developments/projects in the Community Core shall be designed and built to a high level of quality through use of the following principles:

- Design and orient each structure so that pedestrian activity on Main Street is facilitated.
- Provide special, enhanced, “signature” architecture at prominent locations.
- Avoid repetitive structures that will produce monotonous elevations and street scene.
- Relate each building in terms of bulk and mass but do not make them identical.
- Allow for visual relief for interest and to break up long planar surfaces and avoid one long, continuous building. Offsets, pop-outs, overhangs and recesses all may be used to produce effective shadow interest areas.
- Include a variety of rooflines and heights to create variety and interest.
- Design exterior windows to create visual interest by varying elements such as size or facade treatment, or by creating interesting patterns.
- All exterior elevations shall be treated and detailed.
- Include variation in colors, materials and texture treatments.
- Building materials must be of a high quality that will weather well over time.
- Integrate and design stairs, balconies, porches and patios into the overall design of the building.
- Design accessory structures, such as parking garages, to complement the main structures.
- Orient storage and service areas away from public views.
- Provide pedestrian access from parking areas to Main Street.
- Avoid trendy or garish architectural styles.
- Smaller scale buildings are encouraged along Main Street.
- Larger scale buildings must be designed and located with care to ensure that they address the pedestrian scale of the Community Core and do not overwhelm adjacent buildings.

### **Community Core Streetscape**

- Ensure that special paving treatments are used to identify intersections and pedestrian crossings.
- Provide an array of themed street furniture and fixtures, such as seating areas, drinking fountains, landscape planters, water fountains, shade canopies and trash receptacles that are integrated into the overall design and character of Main Street.
- Encourage public art to be located in the community core.

### **INDUSTRIAL AND AIRPORT RELATED DESIGN GUIDELINES**

The design guidelines specified in Sections 20.10.050.C and 20.10.060 of the Zoning Ordinance shall apply in the Light Industrial and Airport Related land use designations.

## **WALLS AND FENCES**

The placement and treatment of walls and fences can have a significant impact on the community image. Walls are necessary for security, sound attenuation, privacy and for retaining earth. All walls and fences within The Preserve shall comply with Chapter 20.13 of the Zoning Ordinance, except that the wall type may vary under the following conditions:

- Solid walls are required when necessary:
  - For sound attenuation and privacy when residential uses abut Expressways, Major arterials and collectors.
  - Walls may exceed height limits for sound attenuation on major and arterials and collectors if approved by the Director of Community Development.
  - For security, sound attenuation and privacy when residential uses abut commercial, light industrial, schools or churches.
- Solid fences are encouraged as privacy screens between residential units or when residential uses abut the Community Paseo and Open Space system.
- Solid fences are not encouraged when the adjacent use does not require privacy, security or sound attenuation. Examples of this situation may include open space, habitat and recreational areas.

### **Wall and Fence Guidelines**

- Integrate and plan walls and fences as part of the adjacent structure(s).
- Design walls and fences in a style, material and color that complement the adjacent development.
- Architecturally treat walls and fences.
- Require that exterior walls over 60-feet in length be broken by planting recesses, or offsets.
- Encourage the combination of solid and view fences.
- Use landscaping to mask walls and reduces their perceived length.
- Lowered walls are encouraged along the sides of homes to provide visual relief for corner lots.

## **SIGNAGE GUIDELINES**



Signs are a means to advertise and identify places, events and businesses within The Preserve. Yet, due to the high visibility of signs, they are an important design element of the physical environment and must be considered during the design phase of all developments. Well-designed signs are not only pleasing in appearance, but can enhance the economic value and accessibility of a project. All signs in The Preserve shall comply with Title 16, Signs, of the City of Chino Municipal Code.

### **General Signage Guidelines**

- Require that signs are compatible with the building and site design in terms of color, material and placement.
- Require that all signs be maintained in good repair.
- Require that the exposed backs and sides of signs be architecturally treated to blend with the exterior character of the buildings and site.
- Require that the color schemes for signage relate to other signs and graphics in the vicinity in order to achieve a coordinated sense of identity.

### **Community Core Signage**

Signs in the Community Core must be designed to reflect the pedestrian nature of the place. The following guidelines shall be followed in the Community Core:

- Ensure that signage in the Community Core is oriented and scaled to the pedestrian and not the automobile.
- Prohibit the use of internally illuminated can signs on Main Street.
- Encourage signs on Main Street to be backlit or externally illuminated.
- A planned sign program, which integrates these guidelines at a project specific level, is required to be developed as part of the master plan for the Community Core.

## **LIGHTING GUIDELINES**

Lighting must be considered with the architectural theme as well as for safety purposes. Lighting fixtures and standards can define the quality appearance of developments and help identify an area. As a basic guideline, lighting shall comply with the Chino Zoning Ordinance, as well as the following:

### **General Lighting Guidelines**

- No specific design is prescribed and variations in treatments are allowed; however, light fixtures and standards should be coordinated along public rights-of-way and among individual projects.

- For projects near the Chino Airport, lighting shall comply with requirements of the Chino Airport Master Plan, which typically requires outdoor fixtures to be down-lighted or hooded.
- Blinking lights are not allowed.
- Light standards should blend architecturally with buildings, pedestrian areas, other hardscape elements and street furniture.
- Light standards and fixtures shall conform to state and City safety and illumination requirements.
- The design and placement of site lighting must minimize glare affecting adjacent properties, buildings and roadways.
- Lighting should be positioned to enhance the safety of vehicular and pedestrian traffic at key points along roadways and paths. Light should be concentrated at intersections and pedestrian crosswalks.
- Parking areas should utilize lighting standards and fixtures that are consistent with and a continuation of the character of the structure.